

5 HOUSING (INTERIM VERSION)

5.1 INTRODUCTION

The Housing Element is one of seven mandatory general plan elements. The Draft version of the Element is reviewed by the California Department of Housing and Community Development (HCD) to obtain an opinion of content sufficiency measured against State requirements. The Department reviewed the Draft Element as recommended by the Planning Commission, and identified changes necessary to find the Element in substantial compliance with State statute. The Board of Supervisors reviewed the Draft Element with the changes sought by the Department of Housing and Community Development. When adopted, this version of the Element may need some additional revisions to its Final versions following a second HCD review. The Housing Element will also be reviewed again by the Board of Supervisors as part of the comprehensive General Plan update occurring concurrently with the adoption of the General Plan Update. It is likely that any changes recommended by the Department of Housing and Community Development will be incorporated at that time.

Mariposa County's Housing Element provides solutions to local housing challenges. When implemented, the Housing Element provides measures increasing opportunities for housing affordable to first time homebuyers, improved quality rentals for those who are not ready to be home owners, and solutions for seasonal employee housing and the changing housing needs of seniors.

This Element applies to the entire County, including all Town Planning Areas and specific plans. California Housing Element content requirements are dictated by the State. The content of this Element complies with the requirements of State law.

5.2 SCOPE AND REVISION OF THIS ELEMENT

The Housing Element revision has been prepared in accordance with state law and guidelines adopted by the Department of Housing and Community Development (HCD) as published in Housing Element Questions and Answers. The County reviews this element annually to evaluate the effectiveness of programs and progress in implementation. The 2003 Element Update is the third major revision of the Housing Element by Mariposa County.

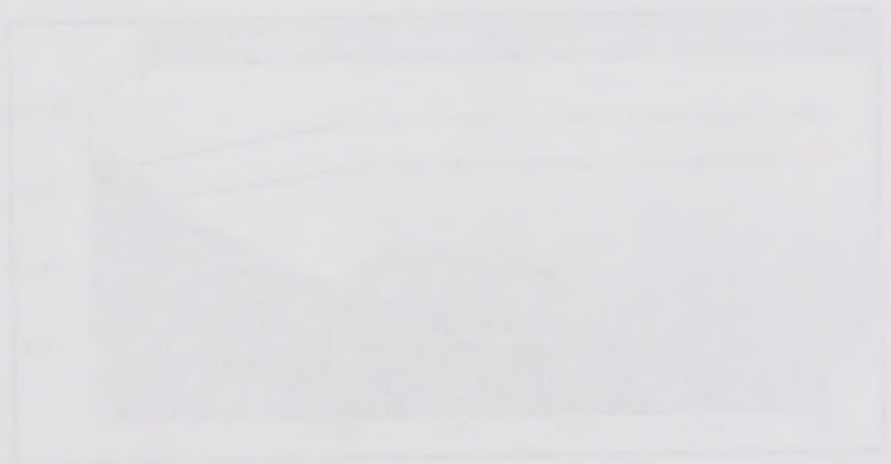
2.3. PUBLIC PARTICIPATION

The focus of this section is on the public participation in the decision-making process. The public participation is defined as the process by which the public is involved in the decision-making process.

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Figure 2.3. Public Participation and Decision-Making

2.4. PUBLIC PARTICIPATION ANALYSIS

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5.4.01 POPULATION

A. TRENDS AND PROJECTIONS

As occurred in most other Foothill counties¹ between 1980 and 1990, Mariposa County was one of the fastest growing counties in Northern California on a percentage basis. Between 1980 and 1990 the population increased nearly 30 percent from about 11,000 to over 14,000 people. The County's growth is the result of people moving into the County, rather than from a natural increase (births exceeding deaths) of the resident population.

Between 1990 and 2000, the County's population increased from 14,302 to 17,130 residents, an increase of nearly 20 percent. The California Department of Finance (DOF) estimated the County's population at 17,195 in 2001. Much of the growth in the County's population since 1990 has resulted from the migration of families from urban areas of the state.

Table 5-1: Decennial Census Trends and Future Projections²

Year	1960	1970	1980	1990	2000	2010	2020
Population	5,064	6,015	11,180	14,302	17,130	25,193	36,862
% Change	--	18.8%	28.8%	27.9%	19.8%	25.0%	25.0% ³

B. POPULATION COMPOSITION

The ethnic composition of Mariposa County is predominantly white, accounting for 89 percent of the County's population. Individuals of Hispanic Origin and Native Americans account for nearly all of the remainder of the population.

C. AGE DISTRIBUTION

The 1990 and 2000 Census age distribution was nearly identical. In 1990, the County's median age was 39.5 years old. In 2000, the median age increased to 42.5 years old. It is widely believed that Mariposa County has a predominantly older population. However, the percentage of population by age group changed very little from 1990 to 2000, largely due to the influx of younger households and families during the 1990s.

¹ The "Foothill Counties" are Nevada, Placer, El Dorado, Amador, Calaveras, Tuolumne, and Mariposa counties.

² California Department of Finance, 2002.

³ The potential exists for a 46% increase in population over the next 20 years if (1) the University of California/Merced develops at its projected rate; (2) if the National Park Service relocates 588 employee beds outside of the Park; and (3) commute rates to Fresno and Modesto continue to increase.

2.4.01 Formation

A. Formation Process

As outlined in the introduction, the formation of a new organization is a process that involves the creation of a new entity that is distinct from its parent organization. This process is often referred to as "organizational creation" or "organizational formation". The process of formation is a complex one, involving a number of factors that influence the outcome. These factors include the nature of the parent organization, the nature of the new organization, the nature of the environment, and the nature of the process itself.

The process of formation is often divided into two main stages: the initial stage and the subsequent stage. The initial stage is characterized by the creation of the new organization, while the subsequent stage is characterized by the development and growth of the new organization. The initial stage is often the most difficult, as it involves the creation of a new entity that is distinct from its parent organization. The subsequent stage is often the most challenging, as it involves the development and growth of the new organization in a competitive environment.

Stage	Initial Stage	Subsequent Stage
Creation	Creation of the new organization	Development and growth of the new organization
Development	Development of the new organization	Growth of the new organization
Growth	Growth of the new organization	Development and growth of the new organization

B. Formation Environment

The formation environment is the context in which the new organization is created and develops. This environment is often characterized by a number of factors that influence the outcome of the formation process. These factors include the nature of the parent organization, the nature of the new organization, the nature of the environment, and the nature of the process itself.

C. Formation Process

The formation process is the sequence of events that lead to the creation and development of the new organization. This process is often characterized by a number of factors that influence the outcome. These factors include the nature of the parent organization, the nature of the new organization, the nature of the environment, and the nature of the process itself.

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The key age characteristics show that 24.1% of the population is under 19, while 17% of the population is over age 65. The largest age groups are 35 to 44 and 45 to 54, account for approximately 16% of the population each, or 32% of the County's total population.

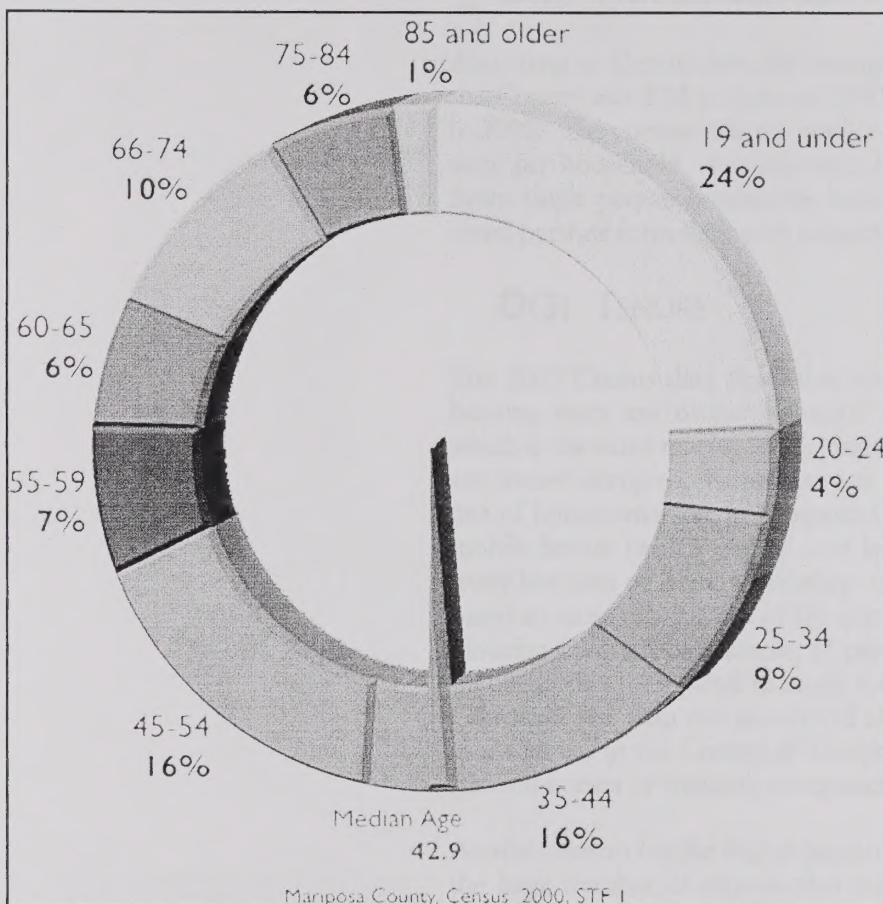


Figure 5-2: Population Demographics by Age, Census 2000

One major factor to the demographics of the County of Mariposa is that the many new retired households in the County are from immigration, not retirement of existing working households. Many were regular visitors to Yosemite National Park who wanted to relocate close by. Some are attracted by the scenery and the affordability. Others just wanted to move from urban living to rural living, an opportunity afforded by retirement. This creates an entirely different type of housing demand than experienced in other areas of the state where local populations remain after retiring. The County of Mariposa sees more people building homes as the place to spend their golden years.

D. HOUSEHOLD CHARACTERISTICS

D(1) NUMBER OF HOUSEHOLDS

According to the 2000 Census, there were 6,613 households countywide. By 2001, DOF estimates that the number of households increased to 6,674. The Department of Finance projects that by 2008, the number of households countywide may number between 7,889 and 8,424. This is an increase of 1,262 to 1,620 new households. While some new households will be absorbed into existing housing stock, additional housing must be constructed to accommodate the increasing number of new households.

Table 5-2: Housing trends and projections

Year	1990	1995	2000	2001	2008
Households	5,697	6,400	6,613	6,674	8,187

California Department of Finance, US Census 2000, Summary File 1, April, 2000. The remaining 6% of housing units are held for occasional use or vacant.

The first of these is the fact that the data are not normally distributed. This is a problem because the standard statistical tests assume normality. The second is that the data are not independent. This is a problem because the standard statistical tests assume independence. The third is that the data are not stationary. This is a problem because the standard statistical tests assume stationarity.

The fourth is that the data are not cointegrated. This is a problem because the standard statistical tests assume cointegration. The fifth is that the data are not homogeneous. This is a problem because the standard statistical tests assume homogeneity. The sixth is that the data are not ergodic. This is a problem because the standard statistical tests assume ergodicity. The seventh is that the data are not mixing. This is a problem because the standard statistical tests assume mixing. The eighth is that the data are not Markovian. This is a problem because the standard statistical tests assume Markovianity. The ninth is that the data are not Gaussian. This is a problem because the standard statistical tests assume Gaussianity. The tenth is that the data are not linear. This is a problem because the standard statistical tests assume linearity.



Figure 1. The structure of the research model

The research model is based on the following assumptions: (1) The data are not normally distributed. (2) The data are not independent. (3) The data are not stationary. (4) The data are not cointegrated. (5) The data are not homogeneous. (6) The data are not ergodic. (7) The data are not mixing. (8) The data are not Markovian. (9) The data are not Gaussian. (10) The data are not linear.

Table 1. Descriptive statistics			
Variable	Mean	SD	Skewness
Variable 1	1.23	0.45	0.12
Variable 2	2.34	0.67	0.23
Variable 3	3.45	0.89	0.34
Variable 4	4.56	1.01	0.45
Variable 5	5.67	1.12	0.56

D(2) HOUSEHOLD SIZE

According to Census data, the average number of persons per household in the County was 2.52 persons in 1990. This had decreased to 2.37 persons in 2000. The current data are similar to the 1980 Census figure of 2.48 persons per household. In California, household size has been decreasing as more single-person households have been formed and divorced and widowed persons form their own households.

D(3) TENURE

The 2000 Census data show that countywide, 70 percent of the occupied housing units are owner occupied and 30 percent are renter occupied, which is the same ratio as 1990. Statewide, only 54 percent of housing units are owner occupied, 40 percent are rented¹. Two reasons for the higher rate of homeownership in Mariposa County may be the large proportion of mobile homes (which tend to cost less than site-built homes) and the relatively low cost of home ownership for all homes in Mariposa County compared to most urban areas of the state (see subsection 5.4.03B on page 5-9, Housing Costs). For example, 23 percent of housing units in the county are mobile homes, compared to about 4.4 percent statewide. Additionally, in California, less than two percent of all housing units are held for occasional use, whereas in the County of Mariposa, 16.4% are held for occasional use (second homes or transient occupancies).

Another reason for the higher percentage of homeownership locally may be the large number of retirees that moved to the County over the past 20 years and are financially able to purchase homes. Individuals age 55 to 75 tend to have the highest rate of homeownership throughout California.

Mariposa County's planning has provided significant opportunities for home ownership. Subdivision activities during the 1970s and 1980s resulted in a large inventory of parcels between one and five acres in size. The large inventory and low demand kept prices generally affordable and easy for new dwelling construction or installation.

5.4.02 ECONOMY

A. EMPLOYMENT

The County's current economy is based primarily on government employment, retail sales, services, and tourism. In 2003, these employment sectors account for more than 4,900 jobs, 90 percent of the County's 5,280 jobs (average) reported by the California Employment Development Department (EDD) in November, 2003¹. According to EDD, the average num-

DECLARATION

I, the undersigned, do hereby declare that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am not aware of any information which might materially affect the accuracy of the foregoing.

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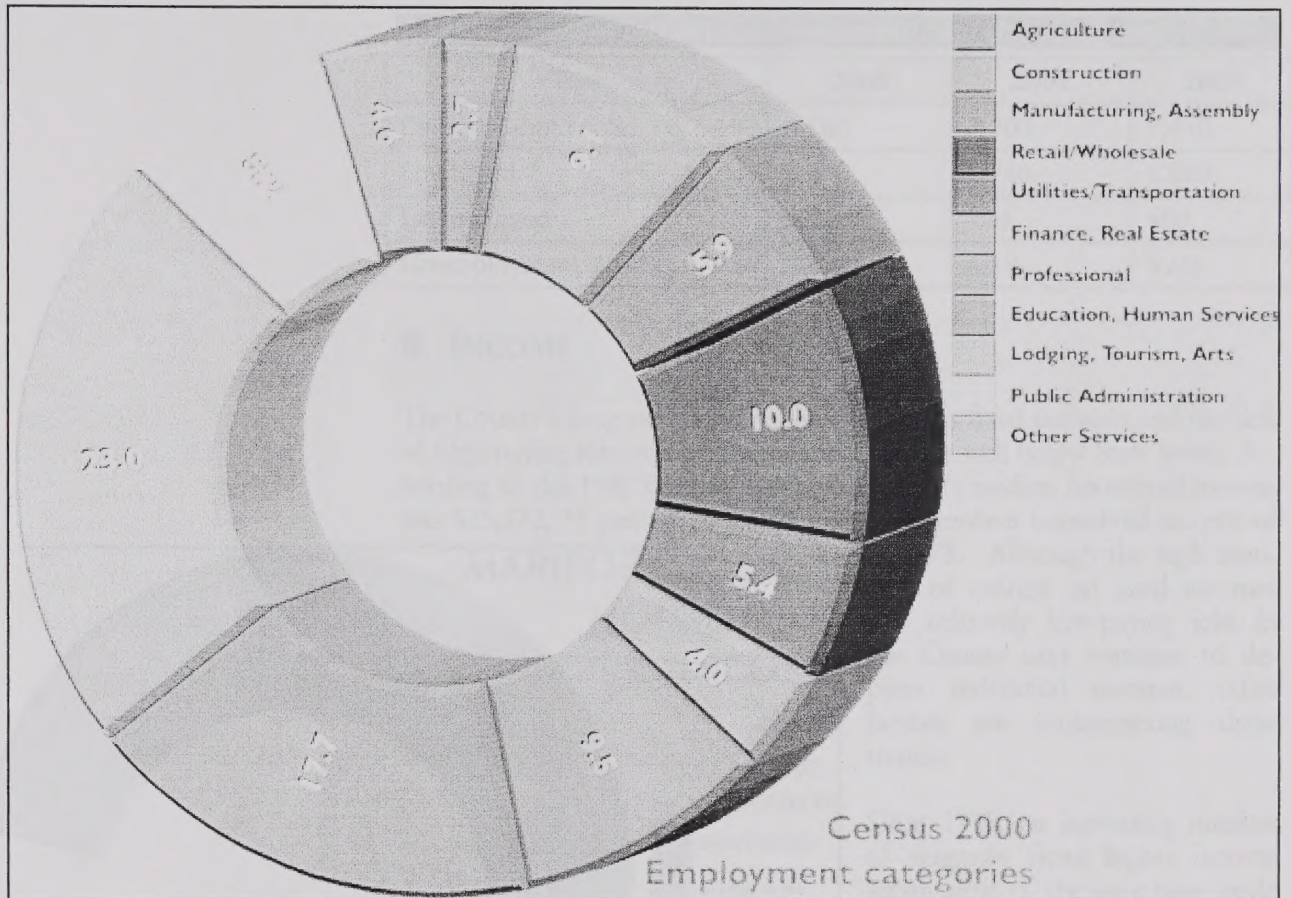


Figure 5-3: Employment by Category

ber of employed residents in 2003 was approximately 7,410, indicating that 28 percent of Mariposa County residents who were employed work outside the County.

The average unemployment rate for 2003 (not seasonally adjusted) was about 6.6 percent, which is above the statewide rate of 6.4 percent. Employment levels fluctuate during the year, with the lowest unemployment rates occurring in the summer, reflecting the importance of the tourist trade.

According to EDD, occupations projected to have the greatest numerical job growth between 1999 and 2006 are concentrated in government, services, and retail, reflecting the importance of the tourism and public sectors of the local economy.

¹ Employment Development Department, Labor Market Information Division, <http://www.calmis.ca.gov/file/lfmonth/marippi.txt>, December 9, 2003.



For the purpose of this report, the data was collected from the following sources:

1. Public records requests

2. Direct communication with the relevant agencies

State of Georgia
2010

The report was prepared by the State of Georgia, Office of the Attorney General, and the State of Georgia, Office of the Secretary of State.

For more information, please contact the State of Georgia, Office of the Attorney General, at (404) 535-6000.

State of Georgia, Office of the Attorney General, 100 North Capitol Street, N.W., Atlanta, Georgia 30334

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Table 5-3: Civilian Labor Force, Employment, and Unemployment¹

Year	2000	2001	2003
Civilian Labor Force ²	6,760	7,200	7,410
Employed	6,240	6,740	6,920
Unemployed	520	460	490
Unemployment Rate ³	7.7%	6.3%	5.6%

B. INCOME

The County's large number of retirees living on fixed incomes and the lack of high paying jobs resulted in personal income well below State levels. According to the 1990 Census, Mariposa County's median household income was \$25,272, 71 percent of California's 1990 median household income of

\$35,978. Although the high numbers of retirees on fixed incomes and relatively low-paying jobs in the County may continue to depress individual incomes, other factors are counteracting these trends.

Since 1990, an increasing number of migrants from higher income urban areas of the state have made their homes in Mariposa County. The percentage of local residents who work at higher paying jobs outside the County has also increased. The latter trend is expected to continue with urban growth in Modesto, Merced, and the expected development of the University of California, Merced campus.

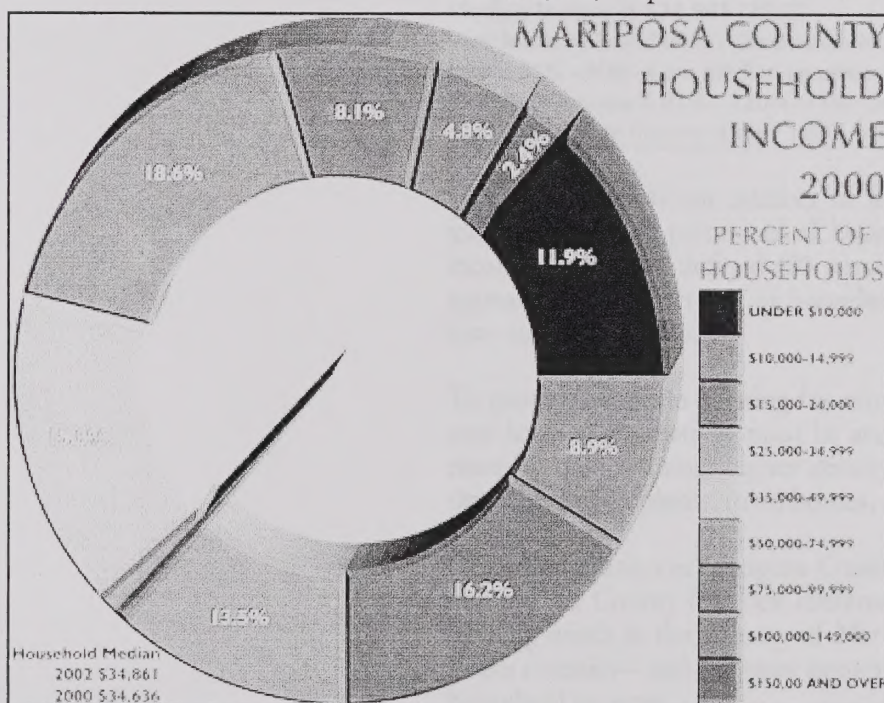


Figure 5-4: Household Income Distribution and Median

The median household income for Mariposa County residents according to the 2000 Census was \$34,626. The county median household income is 73% of the median California household income of \$47,493. Household income for Mariposa residents increased at an average annual rate of 3.88% between 1993 and 1998.

¹ Labor Market Report (2000, 2001, 2003), California Employment Development Department

² Labor force by place of residence. Employment includes self-employed persons and persons involved in labor-management trade disputes.

³ The unemployment rate is computed from unrounded data, therefore, it may differ from rates developed by using rounded data in this table.

Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Population	248,297	250,000	251,700	253,400	255,100	256,800	258,500	260,200	261,900	263,600	265,300	267,000	268,700	270,400	272,100	273,800
Area (sq. mi.)	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100
Population density (per sq. mi.)	226	227	229	230	232	234	235	236	237	238	239	240	241	242	243	244
Median household income	\$15,000	\$15,500	\$16,000	\$16,500	\$17,000	\$17,500	\$18,000	\$18,500	\$19,000	\$19,500	\$20,000	\$20,500	\$21,000	\$21,500	\$22,000	\$22,500
Unemployment rate	10.0%	9.5%	9.0%	8.5%	8.0%	7.5%	7.0%	6.5%	6.0%	5.5%	5.0%	4.5%	4.0%	3.5%	3.0%	2.5%
Per capita income	\$10,000	\$10,200	\$10,400	\$10,600	\$10,800	\$11,000	\$11,200	\$11,400	\$11,600	\$11,800	\$12,000	\$12,200	\$12,400	\$12,600	\$12,800	\$13,000

Figure 1

The County's population has increased by 25% since 1990, and its median household income has increased by 50%. The County's unemployment rate has decreased by 7.5 percentage points, and its per capita income has increased by 30%.



The County's population is projected to increase by 10% by 2010. The County's median household income is projected to increase by 25% by 2010. The County's unemployment rate is projected to decrease by 5 percentage points by 2010. The County's per capita income is projected to increase by 15% by 2010.

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Retirement income, such as from Social Security and pensions, remains one of the largest sources of income for Mariposa County residents. Retirement income accounted for 21% of all personal income in 2001, substantially higher than the statewide average.

As part of the Mariposa County Regional Needs Plan, the Department of Housing and Community Development prepared estimates of households in various income groups. These estimates are depicted in Table 5-4.

Table 5-4: Households within various income groups, 2001¹

Income Groups				
Total	Very Low	Low	Moderate	Above Moderate
100%	24%	16%	20%	40%
Notes: Median Income is \$34,861 (2002) Very low is 50% and below the median income, up to \$17,430 Low is 51% - 80% of the median income, up to \$21,451 to \$27,889 Moderate Income is 81% - 120% of the median income, \$27,889 to \$41,833 Above Moderate Income is over 120% of the median income, more than \$41,833				

There are a significant number of households in the very low- and low-income groups, 40 percent of all households. Because of the way these two income groups are defined (80 percent or below median county income), approximately 40 percent of households in the County will always be very low- and low-income.

To provide adequate housing for non-retired low-income households, low-cost housing alternatives must be accommodated and encouraged, such as manufactured housing, higher density rental housing, and attached ownership housing (duplexes, town homes, and condominiums).

Retired population in Mariposa County consists primarily of people relocating into the County for their retirement. This population creates different housing needs in the County of Mariposa when compared to typical California counties— and different impacts on the County's housing market and household incomes.

Lower-income seniors will have different needs than lower-income working households. Although many retirees have low incomes, they typically own their own homes and have low or no mortgage payments. Nevertheless, lower-income seniors may need financial assistance in maintaining their homes or adapting them for greater accessibility. There may also be a growing need in the future for affordable rental housing for seniors who do not, or cannot afford to, own their homes.

¹ Regional Needs Plan, Department of Housing and Community Development (2002)

The gap between incomes and housing costs may grow if trends over the past decade continue. While incomes in Mariposa County increased by average of about 4.5 percent during the 1990s, housing prices increased by nearly six percent per year (not adjusted for inflation). In the early years of the 21st Century, housing prices have risen much faster than six percent.

5.4.03 HOUSING PROFILES

A. HOUSING STOCK

According to the decennial census and data from the California Department of Finance Population Research Unit, from 1980 to 1990 the County's housing stock increased from 5,762 units to 7,700, an increase of about 34 percent. The vast majority of housing stock in Mariposa County is single-family dwellings. Between 1990 and 2001, the County's housing stock increased to 8,907, nearly 16 percent. Single-family, detached homes represent 65 percent of the total housing stock. Mobile homes represent about 23 percent of housing stock in Mariposa County.

If the County continues to accept siting of mobile homes without regard to construction certification, it could provide a source of housing that would help satisfy the needs of lower income and special needs groups.

Mobile homes are popular as they have remained affordable and their quality and public acceptance levels have greatly improved. Recognizing that mobile homes will continue to play an important role in meeting housing needs, the County places few limits on the installation of safely constructed mobile homes.

Older mobile homes create a challenging housing rehabilitation need in the future, as these types of units begin to show wear and need increasing amounts of maintenance and repairs.

B. HOUSING COSTS

One factor regarding housing in Mariposa County is that it is relatively affordable when compared to housing costs statewide. According to the 1990 Census, the County's median house value was \$98,900, compared to a median value of \$194,300 statewide. The median value of a home in 2000 was approximately \$126,000 for properties of less than five acres and \$171,000 for all homes. The median price for a mobile home on acreage was \$112,000. During the first quarter of 2002, the median home price was \$164,000 (\$125,000 for mobile homes). By comparison, the median price of a single-family home statewide was \$243,400 in 2000 and 279,900 by the first quarter of 2002.

Although housing prices in Mariposa are affordable, compared to statewide prices, the gap between local and statewide prices narrowed since 1990. In

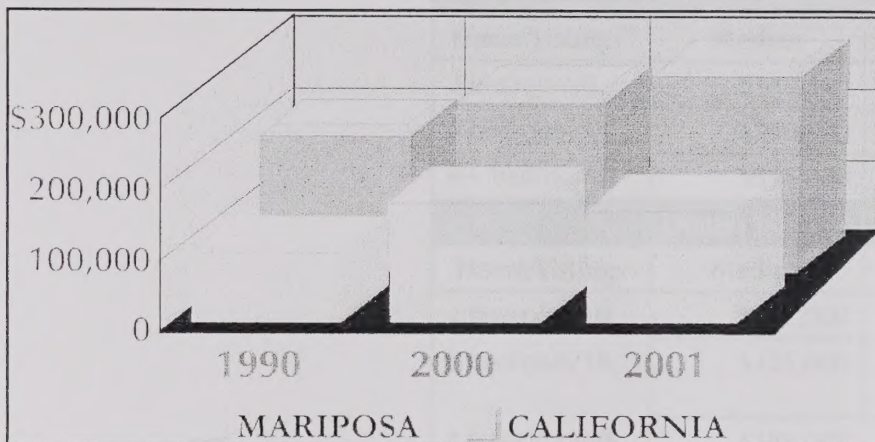


Figure 5-5: Median priced home trends

1990, a median-priced home in Mariposa County was 50 percent of the statewide median price. By 2000, a median-priced home in the County was about 70 percent of the statewide median. The first quarter 2002 median-priced home in Mariposa County was about 60 percent of the first quarter median price statewide. Because the number of homes for sale at any one time in Mariposa County is so small, there is significant volatility

from quarter to quarter in median prices, and the first quarter 2002 median price may not reflect long-term trends in local prices relative to statewide prices.

The median rental payment was \$392 or just 63 percent of the statewide median of \$620 in 1990. By 2002, rental costs had increased by roughly 20 to 45 percent. The median rent for an unsubsidized rental apartment was \$465, for a single-family home \$575, and for a mobile home \$500. Rental housing will become an increasingly important alternative for those who cannot afford homeownership.

Defining the rental market in Mariposa County does not match statewide models. Nearly 15 percent of the County's housing stock is owned and managed by the National Park Service. Second, the Park Service owns almost all of the multifamily units in El Portal, and the National Park Service owns all housing in Yosemite Valley— multifamily and single family.

The rental apartment market in Mariposa County is affected by the number assisted rental developments, which represent half of the multifamily rental housing stock in Mariposa County. It therefore is difficult to ascertain the true "market rent" for apartments. The majority of market-rate, year-round rental housing (83 percent) constitutes single-family homes and mobile homes, according to the 2000 Census. Table 5-5: Housing Costs and Rents summarizes housing prices in Mariposa County

Although utility costs are relatively higher in rural Mariposa County compared to other areas of California, housing remains a bargain. However, rapid appreciation of housing costs during the 1990s makes home ownership difficult for working families.

Table 5-5: Housing Costs and Rents¹

Homes for Sale – Five Acres or Less			
Home/Listings²	Median	Average	Range
2 bedroom/6	\$172,250	\$187,658	\$160,000-269,000
3 bedroom/14	\$290,000	\$330,257	\$215,000-599,900
4+ bedroom/1	\$395,000	\$395,000	\$395,000
Homes for Sale – Five Acres or More			
Home/Listings	Median	Average	Range
2 bedroom/10	\$332,000	\$325,850	\$135,000-650,000
3 bedroom/19	\$325,000	\$429,170	\$225,000-1,100,000
4+ bedroom/5	\$389,000	\$583,600	\$270,000-1,075,000
Mobile Homes on Individual Lots			
	Median	Average	Range
Under 5 acres/1	\$129,000	\$129,000	Only one listing
5+ acres/4	\$201,000	\$221,750	\$135,000-350,000
Homes and Mobile Homes – For Rent			
	Median	Average	Range
1 Bedroom	\$425	\$495	\$375-\$575
2 Bedroom	Only two listings		\$700-\$900
3 Bedroom	Only two listings		\$750-\$1,200
Mobile Home	\$500	\$550	\$325-\$950
Market Rate Apartments – For Rent³			
	Median	Average	Range
Studio	\$335	\$340	\$325-\$345
1 Bedroom	\$350	\$395	\$330-\$425
2 Bedroom	\$475	\$500	\$450-\$575
3 Bedroom	\$580	\$650	\$595-\$700
Note: These figures represent average housing and rental costs. It must be realized that great differences in lot sizes exist throughout the County. Additionally, in some instances, such as 4 bedroom homes for sale, there were little data available and the costs of these units are based primarily on estimates by real estate agents. These data, although completely unrepresentative of actual sales data, are required by state law and Housing Element guidelines. For current data, please refer to a member of the Mariposa County Multiple Listing Service. Housing activ-			

¹ California Living Network @Realtor.com

² Number of homes in the category listed on <http://www.ca.realtor.com> on December 29, 2003.

³ Information from 2002; only two apartment listings on December 29, 2003.

Part I		Part II	
Line	Amount	Line	Amount
1	100.00	1	100.00
2	200.00	2	200.00
3	300.00	3	300.00
4	400.00	4	400.00
5	500.00	5	500.00
6	600.00	6	600.00
7	700.00	7	700.00
8	800.00	8	800.00
9	900.00	9	900.00
10	1,000.00	10	1,000.00
11	1,100.00	11	1,100.00
12	1,200.00	12	1,200.00
13	1,300.00	13	1,300.00
14	1,400.00	14	1,400.00
15	1,500.00	15	1,500.00
16	1,600.00	16	1,600.00
17	1,700.00	17	1,700.00
18	1,800.00	18	1,800.00
19	1,900.00	19	1,900.00
20	2,000.00	20	2,000.00
21	2,100.00	21	2,100.00
22	2,200.00	22	2,200.00
23	2,300.00	23	2,300.00
24	2,400.00	24	2,400.00
25	2,500.00	25	2,500.00
26	2,600.00	26	2,600.00
27	2,700.00	27	2,700.00
28	2,800.00	28	2,800.00
29	2,900.00	29	2,900.00
30	3,000.00	30	3,000.00
31	3,100.00	31	3,100.00
32	3,200.00	32	3,200.00
33	3,300.00	33	3,300.00
34	3,400.00	34	3,400.00
35	3,500.00	35	3,500.00
36	3,600.00	36	3,600.00
37	3,700.00	37	3,700.00
38	3,800.00	38	3,800.00
39	3,900.00	39	3,900.00
40	4,000.00	40	4,000.00
41	4,100.00	41	4,100.00
42	4,200.00	42	4,200.00
43	4,300.00	43	4,300.00
44	4,400.00	44	4,400.00
45	4,500.00	45	4,500.00
46	4,600.00	46	4,600.00
47	4,700.00	47	4,700.00
48	4,800.00	48	4,800.00
49	4,900.00	49	4,900.00
50	5,000.00	50	5,000.00
51	5,100.00	51	5,100.00
52	5,200.00	52	5,200.00
53	5,300.00	53	5,300.00
54	5,400.00	54	5,400.00
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67	6,700.00	67	6,700.00
68	6,800.00	68	6,800.00
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70	7,000.00	70	7,000.00
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83	8,300.00	83	8,300.00
84	8,400.00	84	8,400.00
85	8,500.00	85	8,500.00
86	8,600.00	86	8,600.00
87	8,700.00	87	8,700.00
88	8,800.00	88	8,800.00
89	8,900.00	89	8,900.00
90	9,000.00	90	9,000.00
91	9,100.00	91	9,100.00
92	9,200.00	92	9,200.00
93	9,300.00	93	9,300.00
94	9,400.00	94	9,400.00
95	9,500.00	95	9,500.00
96	9,600.00	96	9,600.00
97	9,700.00	97	9,700.00
98	9,800.00	98	9,800.00
99	9,900.00	99	9,900.00
100	10,000.00	100	10,000.00

Form 1041-SS (2011) **U.S. Individual Income Tax Return**

OMB No. 1545-0047 Department of the Treasury

Form 1041-SS (2011) **U.S. Individual Income Tax Return**

ity in the County has changed significantly since these data were collected. Low interest rates greatly affected the housing market in 2003 and makes these data unreliable and, if not for statutory requirements to include this data, provide little more purpose than identifying a snapshot of the County's housing market at the end of calendar 2003.

C. VACANCY RATES

In 2000 the vacancy rate of housing available for full-time occupancy in Mariposa County was 3.2 percent. Only 166 units are available for rent in the 2000 Census, compared to 291 units in 1990. Another 114 are available for sale. Vacancy rates below three percent are generally considered to be "no vacancies." Based on a survey of newspaper classified ads in the Mariposa Gazette and the Mariposa Tribune, weekly listings typically show fewer than five available rental vacancies the past six months. Subsidized apartments have no vacancies and maintain waiting lists of prospective tenants.

The 2000 Census reported that 21.9 percent of housing units in Mariposa County were seasonal homes or "other vacant" not available for sale or rent. The vacancy rate for housing available for year-round occupancy was only three percent in 2000. Mariposa County has experienced an increasingly tight housing market since 1990 as reflected in the low vacancy rate of homes available for year-round use. The 2003 vacancy rate is an effective "zero" as less than ten rentals are available on the open market and most quality rentals have waiting lists for occupancy.

5.5 HOUSING NEEDS

5.5.01 HOUSING CONSTRUCTION NEED

A requirement of state law (§65583[a] and 65584 of the California Government Code) is that each city and county accommodate its share of the region's future housing construction needs. State law also establishes the method for determining regional housing construction needs. The California Department of Housing and Community Development (HCD), working with California Department of Finance, prepare regional population projections and from these projections estimate housing construction needs for each region of the state. Regions are based on metropolitan and non-metropolitan housing market areas.

Table 5-2 on page 5-4, summarizes Mariposa County's housing construction need for the period January 1, 2001 through June 30, 2008 as estimated by HCD in the regional housing allocation plan prepared for the County. Under the plan, Mariposa County must accommodate 6,674 dwelling units, of which 40 percent should be affordable to lower-income households, 20 percent to moderate-income households, and 40 percent to above moderate-income households.

2.1.1. Introduction

In 2007, the American Psychological Association (APA) published a report titled "The State of the Field of Management Education: A Report of the American Psychological Association's Task Force on the Status of the Field of Management Education." This report was the result of a task force that was established in 2004 by the APA's Council on the Status of the Field of Management Education. The task force's mandate was to "conduct a comprehensive review of the field of management education and to make recommendations for its improvement." The report was published in the *Journal of Management Education* in 2007.

The 2007 report identified several key issues that were facing the field of management education. These issues included the lack of a clear definition of the field, the lack of a clear career path for students, the lack of a clear set of standards for the field, and the lack of a clear set of best practices for the field. The report also identified several key areas for improvement, including the need for a clear definition of the field, the need for a clear career path for students, the need for a clear set of standards for the field, and the need for a clear set of best practices for the field.

2.2. HOUSING AFFAIRS

2.2.1. HOUSING CONSTRUCTION

The housing construction industry is a key component of the U.S. economy. It is responsible for the creation of new housing units, which are essential for the well-being of the nation's population. The industry is also responsible for the creation of jobs and the generation of revenue. However, the industry has faced several challenges in recent years, including a decline in new housing construction and a decline in the number of jobs in the industry. These challenges have led to a decline in the industry's contribution to the U.S. economy.

One of the key challenges facing the housing construction industry is the decline in new housing construction. This decline has been driven by a number of factors, including a decline in the number of new housing starts, a decline in the number of new housing units completed, and a decline in the number of new housing units sold. This decline has led to a decline in the industry's contribution to the U.S. economy.

Under state law, Mariposa County must demonstrate that it can accommodate its regional allocation by:

Identify(ing) adequate sites which will be made available through appropriate zoning and development standards, and with services and facilities...needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, emergency shelters, and transitional housing in order to meet the community's housing goal.

Table 5-6 below shows Mariposa County's regional housing allocation by income level. According to HCD, Mariposa County should plan to accommodate 1,620 additional housing units between January 2003 and December 2009, or 216 dwelling units per year. Of the housing units for which the County should plan, 648 (40 percent) should be affordable to very low- or low-income households earning less than \$34,200 on average.

Table 5-6: Mariposa County Regional Housing Needs Allocation

Total ¹	Income Groups			
	Very Low	Low	Moderate	Above Mod
Percent	24.0%	16.0%	20.0%	40.0%
1,620	389	259	324	648

5.5.02 LOW AND MODERATE INCOME HOUSING NEED

The number of additional housing units the County must accommodate is only one dimension of its housing needs. Although state law requires the Housing Element to address the housing needs of all income groups, the County must focus special attention on meeting the needs of low- and moderate-income households. These households face the greatest challenges to obtaining affordable housing. The County can satisfy its responsibility for providing adequate sites for housing, especially for low- and moderate-income households, by ensuring that there is an adequate supply of sites for, attached housing, multifamily rental housing, mobile homes, secondary dwelling units, and other forms of housing with the potential to provide affordable shelter.

¹Regional Housing Needs Plan, Department of Housing and Community Development (2001)

5.5.03 REHABILITATION AND REPLACEMENT NEEDS

In addition to housing construction needs, the County has housing stock rehabilitation and replacement needs. Since 1989, the County has conducted three housing condition surveys:

- A “windshield” survey was conducted for the preparation of the 1989 Housing Element.
- The second survey was conducted during the preparation of the 1991 Community Development Block Grant application. The later was a more detailed survey and was conducted in the communities of Mariposa, Mount Bullion, Catheys Valley, Hornitos, Coulterville, and Bear Valley.
- The third survey was also a “windshield” survey conducted on a sampling of regions within the County in 2002 and 2003.

The three surveys are not comparable for several reasons. The windshield surveys evaluated only the exterior conditions of the homes examined and included a mixture of both older and newer homes. A licensed contractor experienced in conducting housing condition surveys conducted the 1991 survey, which included both an interior and exterior evaluation of conditions and included the oldest housing in the county. The 1989 windshield survey therefore, may have under estimated the number of units in need of rehabilitation and replacement.

Based on the 2003 survey, the County determined that 2,658 housing units are in need of some type of repair or rehabilitation. Of those, 1,321 were in need of rehabilitation, up from 1,004 in 1991. 795 housing units were in need of replacement. This was an increase from the 261 identified for replacement in 1991. These figures represent about 24 percent of year-round dwelling units. The estimate of rehabilitation need was based on the number of dwelling units that were constructed before 1970 and were 30 years old or more at the time of the survey. The County determined that such units have the highest likelihood of needing rehabilitation. Although there has been private investment in housing rehabilitation and a County housing rehabilitation grant program since 1991, an increasing number of housing units have passed the 30-year mark.

There are nearly 2,600 mobile home housing units in Mariposa County. A significant number of these mobile homes were constructed prior to the establishment of federal standards for manufactured housing in 1976. The County estimates that more than half of these mobile homes are in need of rehabilitation or replacement. Twenty-five percent of the County’s mobile home inventory is in need of “substantial rehabilitation” and 38 percent are “dilapidated.” Most significantly, while the sample of mobile homes inspected for the Housing Condition Survey represents only about twenty percent of the County’s installed mobile homes, almost every mobile home

2.2.03 REMEDIATION AND REFORMATION

INTRODUCTION

In order to bring a remedial action to the Court, the plaintiff must establish that the defendant's conduct was negligent, intentional, or otherwise wrongful.

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predating the HUD 1976 standards is in need of major work. This amounts to approximately 49% of the mobile home inventory.¹

5.5.04 OVERCROWDING

The incidence of overcrowding is a common measure of inadequate housing. The standard most widely used to determine overcrowding is the number of persons per room (not bedrooms). When this rate exceeds one person per room an overcrowded situation exists. It is assumed that living in a household in which this standard is exceeded is harmful to the physical and mental well being of the occupants and leads to excessive wear on the dwelling unit.

According to 1990 Census data, 214 housing units countywide were overcrowded (2000 Census data was not available at the time this document was prepared). Of this, total 91 units were owner occupied and 123 units were renter occupied. The total number of overcrowded units represents about 3.8 percent of the County's total 1990 year-round housing stock.

The amount of overcrowding has diminished significantly from that which occurred in 1970. In 1970, about 9.2 percent of households lived in overcrowded conditions. In 1980, 4.7 percent of the County's households resided in overcrowded units. Based on this declining percentage, it does not appear that overcrowding is a significant problem in Mariposa County. The low rate of overcrowding is likely related to lower percentage of large families (see §8.3.06 beginning on page 8-17, Special Needs). The average household size in Mariposa County is approximately 2.45, compared to nearly 3.0 statewide.

Although not a significant problem, overcrowding is, most likely, the result of persons who are unemployed or are underemployed and are required to live with relatives or another family.

5.5.05 OVERPAYMENT

The relationship of the cost of housing and the ability to afford housing is a primary concern in determining the condition of the housing market.

A common measure of housing affordability is whether housing expenditures exceed 30 percent of household income. Households exceeding this standard are considered to be overpaying for housing. For example, a household earning \$42,900, the 2002 County median income, can afford to pay about \$1,073 per month for housing, including monthly utilities. Table 5-7 summarizes affordable monthly payment by income level for household sizes of one to eight persons.

¹ County of Mariposa, *Housing Conditions Survey Report* (Mariposa, CA: Department of Human Services, 2003), pp 4, 6+.

the reaction of the alkyl halide with the alkoxide ion. The reaction is reversible and the equilibrium constant is about 10.

2.2.1. Experimental

The alkyl halide was prepared by the reaction of the alkyl iodide with the alkoxide ion. The reaction was carried out in a round-bottomed flask equipped with a magnetic stirrer and a reflux condenser. The alkyl iodide was added to the flask and the alkoxide ion was added to the flask. The mixture was stirred and refluxed for 24 hours. The mixture was then cooled and the alkyl halide was isolated by distillation.

The alkyl halide was then reacted with the alkoxide ion. The reaction was carried out in a round-bottomed flask equipped with a magnetic stirrer and a reflux condenser. The alkyl halide was added to the flask and the alkoxide ion was added to the flask. The mixture was stirred and refluxed for 24 hours. The mixture was then cooled and the alkyl halide was isolated by distillation.

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2.2.2. Results and Discussion

The reaction of the alkyl halide with the alkoxide ion was studied. The reaction was carried out in a round-bottomed flask equipped with a magnetic stirrer and a reflux condenser. The alkyl halide was added to the flask and the alkoxide ion was added to the flask. The mixture was stirred and refluxed for 24 hours. The mixture was then cooled and the alkyl halide was isolated by distillation.

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Table 5-7: Mariposa County Regional Housing Needs Allocation

Total ¹	Income Groups			
	Very Low	Low	Moderate	Above Mod
Income Range	\$15,000 – 28,300	\$24,000 – 45,300	\$36,050 – 68,000	68,001+
Payment range	\$375 – 707	\$600 – 1,133	\$901 – 1,700	Greater than \$901 – 1,700

According to the 1990 Census, 39 percent of renters and 22 percent of homeowners paid more than 30 percent of their income for housing.

2000 Census data² show that low-income families are the most seriously affected by overpayment. About 68 percent of renter households, down from 71 percent in the 1990 Census, and, 53 percent of owner households with earnings less than \$20,000 (up from 45 percent in 1990), exceeded the 30 percent standard. This group is the most seriously affected as it is the group with least disposable income.

5.5.06 SPECIAL HOUSING NEEDS

Special housing needs arise due to physical, economic, social, or cultural characteristics or conditions that are present in a substantial percentage of the local population. These characteristics or conditions distinguish individuals from the general population and lead to housing or support service needs not met by the private market acting alone. Examples of special housing needs include accessibility for the mobility impaired and other varied disabilities, transitional housing for those leaving a homeless environment, and housing specifically designed for the physical and social needs of older adults.

Characteristics such as age or physical limitations may be present in a large portion of the population that can affect housing choices and needs. For example, handicapped accessible housing or units designed to aid the physical limitations of the elderly may be needed in a community with a large population of this age group. Conversely, a community may have a large population of large, low-income families needing adequately sized housing at a low cost, or a large number of students attending a nearby college or university. Affordability issues are also important to groups such as female heads of households, farm workers, or seasonal employees.

Section 65583[a] of the California Government Code requires the Housing Element to address the needs of special population groups. State law provides the following examples of special population groups: elderly, persons

¹Regional Housing Needs Plan, Department of Housing and Community Development (2001)

² California Department of Finance, Census 2000 Summary Files 1 and 3, April 2000.

Table 1
 Descriptive Statistics for the Study

Variable	Mean	Standard Deviation	Range
Age	35.2	5.8	25-55
Gender	50% Male		
Education	15.5	1.2	12-18
Experience	10.5	3.5	5-25
Income	\$45,000	\$15,000	\$20,000-\$80,000

Note: All variables were measured on a 5-point Likert scale, except for age, which was measured in years.

The study was conducted in a large, urban, public university. The sample was drawn from a pool of 1,000 students who were enrolled in a variety of undergraduate and graduate programs. The sample was stratified by gender, age, and education level to ensure that the results were representative of the student body.

3.1.1. Sample Characteristics

The sample consisted of 100 students who were enrolled in a variety of undergraduate and graduate programs. The sample was stratified by gender, age, and education level to ensure that the results were representative of the student body. The mean age of the sample was 35.2 years, with a standard deviation of 5.8 years. The sample was 50% male and 50% female. The mean education level was 15.5 years, with a standard deviation of 1.2 years. The mean experience level was 10.5 years, with a standard deviation of 3.5 years. The mean income level was \$45,000, with a standard deviation of \$15,000.

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3.1.2. Measurement of Variables

The study was conducted in a large, urban, public university. The sample was drawn from a pool of 1,000 students who were enrolled in a variety of undergraduate and graduate programs. The sample was stratified by gender, age, and education level to ensure that the results were representative of the student body.

with disabilities, large families, farm workers, families with female heads of households, and families and persons in need of emergency shelter due to homelessness. The County broadened the definition of seasonal employees to include a greater variety of such employees than are defined in examples provided in state law (Refer to Section 5.13.01 on page 5-61).

A. ELDERLY HOUSEHOLDS

Mariposa County is an attractive retirement area and as a result there are many older persons living in the County. 2000 Census data provides a good profile of the elderly in Mariposa County. Less than twenty percent of Mariposa County residents are age 65 or more, compared to 11 percent statewide. About 87 percent of the households with a householder over the age of 65 owned their own homes.

Seniors tend to be among the lowest-income groups, but not so low as to be impoverished. In 1990, 60 percent of households with a householder 65 years of age or more were lower-income, compared to 40 percent for all households in Mariposa County. Even with these lower-incomes, seniors have among the lowest poverty rates. Social Security and retirement incomes, while placing most seniors below 80 percent of the median county-wide income, are high enough to keep them above the poverty level. In 1990, 9.6 percent of seniors had poverty level incomes, compared to 31 percent of all households in Mariposa County.

Older seniors, those 75 years or older, have lower-incomes and higher rates of poverty than do all households 65 years of age or more. In 1990, 67 percent of households with a householder 75 years of more had low-incomes, and 22 percent had poverty level incomes.

Most senior households in the County depend on Social Security and retirement income for part or all of their income. In 1990, nearly 2,000 households (34 percent of total households) depended on Social Security for at least a portion of their income. Nearly 1,500 households (25 percent of total households) received some form of retirement income in 1990.

Since so many seniors depend on a limited income sources such as Social Security, inflation or rent increases will consume a larger share of their income. It is suspected that senior citizens probably make up a large share of this group the households paying more than 30 percent of their incomes for housing.

As they age, senior households face a number of needs related to their changing physical and financial capacity. As they become less mobile, seniors may require physical modifications to their homes to permit greater accessibility and increase their ability to live independently. Seniors need access to health care and other supportive services and transportation access to these services. A common special need for a portion of the elderly

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LETTERS TO THE EDITOR

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population is for assisted living facilities that combine meal, medical, and daily living assistance in a residential environment.

In meeting multifamily housing demand, the County can encourage senior housing, especially in areas in the town of Mariposa. Multifamily housing also benefits older married couples no longer wishing to maintain a larger home.

For seniors living in remote areas of the County, matching compatible seniors into a shared housing program could provide social opportunities and reduce their living expenses. Since some seniors are no longer as active or mobile as they once were, a portion of this group could probably benefit from a rehabilitation assistance program or help in making their homes more accessible. In-home supportive services are important assisting seniors in identifying needed home maintenance issues with referrals to appropriate housing programs.

B. HOUSING FOR THE DISABLED

Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments including on-site support services ranging from congregate housing convalescent care. Support services include medical therapy, daily living assistance, congregate dining, and other related support.

Independent living challenged individuals with conditions that prevent independent living functions may require assisted care or group home environments. Individuals with disabilities may require financial assistance to meet housing needs. Within this special population, a higher percentage are low-income than the population at large, and their housing needs are often more costly than conventional housing.

Some people with mobility or self-care limitations are able to live with families to assist in meeting housing and daily living needs. A segment of the disabled population, particularly low-income and retired individuals, may not have the financial capacity to pay for needed accommodations or modifications to their homes. In addition, even those able to pay for special housing accommodations may find them unavailable in the County.

Disabled persons often require special housing features to accommodate physical limitations. Some disabled persons may have financial difficulty due to the cost of having their special needs met or due to difficulty in finding appropriate employment. Although California Administrative Code Title 24 requires all public buildings to be accessible to the public through architectural standards such as ramps, large doors, and restroom modifications to enable handicap access, not all available housing units have these features.

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The 1990 Census identified 1,801 individuals with either a mobility or self-care limitation. However, it is unknown if all of these individuals have special needs of the types described above. Although needs can vary widely, disabled persons need special facilities to help them overcome their disability or make their housing units more convenient. Some of these amenities include wide doorways that can accommodate wheelchairs; special bracing for handrails; lower counter tops; and, switches and outlets at the proper height to allow easy use. Unfortunately, very few housing units have these features and consequently they must be remodeled to serve the disabled. However, the conversion of a conventionally designed housing unit is usually well beyond the financial capability of most disabled persons.

The County regularly updates its building codes to reflect new provisions facilitating accessibility for the disabled. County staff is empowered to approve modifications to structures needed to accommodate the needs of the disabled. This service is routinely requested with new construction, renovation, or rehabilitation on behalf of those needed the accommodations.

The County of Mariposa Human Services Department provides assistance to the disabled in terms of providing information, resources, and financial grants or loans for special housing needs.

County staff accommodates special needs by approving at staff level minor variances needed to accommodate structure modifications needed to accommodate the needs of the disabled. This is a standard part of the building permit review process. The County's zoning and subdivision regulations contain no provisions limiting the siting, placement, number, and location of group homes and other special need housing. There are no special processes for issuing permits for these facilities in that the development is not constrained and is treated equally with other housing.

Group homes or housing for persons with special needs involving more than six client residents are treated as commercial-type uses, such as assisted living centers. These are permitted in commercial and multifamily zones and are not allowed in most single family zones outside of planning areas.

C. FEMALE HEADS OF HOUSEHOLDS

According to 2000 Census data, there were 527 female-heads of households countywide, about eight percent of all households. Statewide, approximately ten percent of households are female heads of households. About 300 of the female heads of households also have children. 1990 Census data also reveals that 141 of these female heads of households fell below the poverty level, over half of such households at that time. In 1990, female heads of households with children have the highest poverty rates of any population group in Mariposa County.

Most female heads of households are either single elderly women or single mothers. Traditionally, these two groups have been considered special

The first study to show that the use of a specific type of anesthesia during surgery is associated with a lower risk of death after surgery. The study found that patients who received a specific type of anesthesia during surgery had a lower risk of death after surgery compared to patients who received a different type of anesthesia. The study also found that patients who received a specific type of anesthesia during surgery had a lower risk of death after surgery compared to patients who received a different type of anesthesia. The study also found that patients who received a specific type of anesthesia during surgery had a lower risk of death after surgery compared to patients who received a different type of anesthesia.

The second study to show that the use of a specific type of anesthesia during surgery is associated with a lower risk of death after surgery. The study found that patients who received a specific type of anesthesia during surgery had a lower risk of death after surgery compared to patients who received a different type of anesthesia. The study also found that patients who received a specific type of anesthesia during surgery had a lower risk of death after surgery compared to patients who received a different type of anesthesia. The study also found that patients who received a specific type of anesthesia during surgery had a lower risk of death after surgery compared to patients who received a different type of anesthesia.

The third study to show that the use of a specific type of anesthesia during surgery is associated with a lower risk of death after surgery. The study found that patients who received a specific type of anesthesia during surgery had a lower risk of death after surgery compared to patients who received a different type of anesthesia. The study also found that patients who received a specific type of anesthesia during surgery had a lower risk of death after surgery compared to patients who received a different type of anesthesia. The study also found that patients who received a specific type of anesthesia during surgery had a lower risk of death after surgery compared to patients who received a different type of anesthesia.

The fourth study to show that the use of a specific type of anesthesia during surgery is associated with a lower risk of death after surgery. The study found that patients who received a specific type of anesthesia during surgery had a lower risk of death after surgery compared to patients who received a different type of anesthesia. The study also found that patients who received a specific type of anesthesia during surgery had a lower risk of death after surgery compared to patients who received a different type of anesthesia. The study also found that patients who received a specific type of anesthesia during surgery had a lower risk of death after surgery compared to patients who received a different type of anesthesia. The study also found that patients who received a specific type of anesthesia during surgery had a lower risk of death after surgery compared to patients who received a different type of anesthesia.

The fifth study to show that the use of a specific type of anesthesia during surgery is associated with a lower risk of death after surgery. The study found that patients who received a specific type of anesthesia during surgery had a lower risk of death after surgery compared to patients who received a different type of anesthesia. The study also found that patients who received a specific type of anesthesia during surgery had a lower risk of death after surgery compared to patients who received a different type of anesthesia. The study also found that patients who received a specific type of anesthesia during surgery had a lower risk of death after surgery compared to patients who received a different type of anesthesia. The study also found that patients who received a specific type of anesthesia during surgery had a lower risk of death after surgery compared to patients who received a different type of anesthesia.

6. Future Steps in Research

The first step in future research is to determine the specific type of anesthesia that is associated with a lower risk of death after surgery. The second step is to determine the specific type of anesthesia that is associated with a lower risk of death after surgery. The third step is to determine the specific type of anesthesia that is associated with a lower risk of death after surgery. The fourth step is to determine the specific type of anesthesia that is associated with a lower risk of death after surgery. The fifth step is to determine the specific type of anesthesia that is associated with a lower risk of death after surgery.

The sixth step in future research is to determine the specific type of anesthesia that is associated with a lower risk of death after surgery. The seventh step is to determine the specific type of anesthesia that is associated with a lower risk of death after surgery. The eighth step is to determine the specific type of anesthesia that is associated with a lower risk of death after surgery. The ninth step is to determine the specific type of anesthesia that is associated with a lower risk of death after surgery. The tenth step is to determine the specific type of anesthesia that is associated with a lower risk of death after surgery.

needs groups because their incomes tend to be lower, making it difficult to obtain affordable housing, or because they have specific physical needs related to housing (such as child care or assisted living support). Single mothers, in particular, tend to have difficulty in obtaining suitable, affordable housing. Such households also have a greater need for housing with convenient access to child-care facilities, public transportation, and other public facilities and services.

Female heads of households with children and no spousal support frequently depend on public assistance or work in jobs that pay low wages. In addition, they must arrange for child day care, which may consume a sizable portion of their pay. These female heads of households must seek suitable housing with less disposable income than some families earning the same amount. As a result, their housing choices are very limited and most are probably paying more than 30 percent of their total incomes for housing. The County should encourage affordable day care facilities as a way of helping female heads of households meet their housing needs. Additionally, because of their economic conditions, construction of multifamily rental housing would also help this group.

D. LARGE FAMILIES

Large families (usually defined as family households with five or more persons) can have difficulty securing adequate housing due to the larger number of bedrooms they need (three or more) to avoid overcrowding. It becomes even more difficult when large families try to find adequate rentals within their budget, because rentals typically have fewer bedrooms than ownership housing. Low-income large families typically need financial assistance to secure affordable housing that meets their space needs.

In 2000, there were 548 households in Mariposa County of five or more persons, up from 443 in 1990 (a 24 percent increase). Of this total, 337 (an increase of 48 percent) owned their homes and 211 (an increase of 20 percent) were renters. Census data also show that there were 518 housing units countywide with four or more bedrooms. Although there appear to be a sufficient number of larger housing units to meet the need of large families, the cost of many of these units is likely beyond the means of lower-income large families.

Housing units with three or four bedrooms had a vacancy rate of about 21 percent, compared to a vacancy rate of about 27 percent for the County as a whole in 1990. Although the vacancy rate included vacation homes, the vacancy rate for larger homes was lower and reflects a tighter housing market for these types of homes. While no official data exists, local realtors indicate that finding a large home to rent at a reasonable rate is nearly impossible and renters that occupy them tend not to move. Based on this information it appears that there is need for additional larger rental units. The County should encourage the development of additional larger multifamily units to accommodate larger families.

and group membership. In addition, the model is able to handle missing data. The model is able to handle missing data in the following way: if a variable is missing, the model will assume that the variable is equal to the mean of the variable. This is a simple way to handle missing data, but it may not be the best way. A more sophisticated way to handle missing data would be to use a multiple imputation procedure. This would involve creating multiple imputed datasets, each with different values for the missing data, and then analyzing each dataset separately. The results from the different analyses would then be combined to produce a final result.

The model is able to handle missing data in the following way: if a variable is missing, the model will assume that the variable is equal to the mean of the variable. This is a simple way to handle missing data, but it may not be the best way. A more sophisticated way to handle missing data would be to use a multiple imputation procedure. This would involve creating multiple imputed datasets, each with different values for the missing data, and then analyzing each dataset separately. The results from the different analyses would then be combined to produce a final result.

2. Data Analysis

The data analysis is performed in two steps. First, the data is cleaned and prepared for analysis. This involves removing any missing data and converting the data to a format that can be used by the model. Second, the data is analyzed using the model. This involves running the model on the data and interpreting the results.

The data analysis is performed in two steps. First, the data is cleaned and prepared for analysis. This involves removing any missing data and converting the data to a format that can be used by the model. Second, the data is analyzed using the model. This involves running the model on the data and interpreting the results.

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E. FARM WORKERS

The California Employment Development Department reported only 20 farm jobs in agriculture in Mariposa County in 2001, less than one percent of all jobs in the County. Given the small number of farm jobs in the County, additional seasonal farmworker housing is probably not needed at this time. There is limited labor-intensive agriculture that would attract seasonal farm workers and Mariposa County is not one of the counties that traditionally attract large numbers of migrant seasonal workers. County Housing Authority staff is also unaware of any significant need in this area. Based on the limited data, it does not appear that this type of seasonal employee housing is a problem in the County.

F. EMERGENCY AND HOMELESS HOUSING

Homelessness is caused by a number of social and economic factors, including a breakdown of traditional social relationships, unemployment, shortage of low-income housing, and the deinstitutionalization of the mentally ill. A homeless person lacks consistent and adequate shelter. Homeless persons can be considered resident (those remaining in an area year-round), or transient. Emergency and transitional shelters can help to address the needs of the homeless. Emergency shelters provide a short-term solution to homelessness and involve limited supplemental services. In contrast, transitional shelters are designed to remove the basis for homelessness. Shelter is provided for an extended period of time, and is combined with other social services and counseling, to assist in the transition to self-sufficiency.

The nature of the homeless population makes exact counting difficult. The 1990 Census found no "visible" persons living on the streets and no people in homeless shelters. However, Census counts are not generally accepted as an accurate reflection of homelessness. Because the homeless move around and are not always visible on the street, it is difficult to get an accurate count of homeless persons in a community.

For a variety of reasons, individuals and families may have a need for emergency short-term housing. In Mariposa County there are two primary groups of homeless persons. The largest group is young women between the ages of 20 and 30 with children. There are three primary reasons why they are homeless including: domestic violence; they can no longer afford to pay rent; or, their present homes are in need of such repair that they have become uninhabitable. The other group is single people that live along the Merced River. About one-half are permanent County residents and the other half live there during the warmer months of the year. These people usually do not request assistance, but are referred to the County's Department of Social Services or drug and alcohol programs for assistance, if they come into contact with the County Sheriffs Department.

The County provides for homeless persons through several voucher programs. Persons in need of shelter are able to obtain vouchers from the County's Housing and Community Development Agency that enables them to stay in a local motel for a period of up to 30 days. The program can accommodate families as well as single persons in need. The County also pays up to one month's rent in order to help persons remain in their present housing or to help them establish themselves in new housing. The County also provides meal vouchers that enable homeless persons to purchase meals at local restaurants for the day the vouchers are issued.

County staff believes that the existing programs can accommodate the County's current homeless needs at this time.

5.5.07 PUBLICLY ASSISTED RENTAL HOUSING

State legislation (Chapter 1451, Statutes of 1989) requires that all housing elements include an analysis of at risk housing within their jurisdiction. At risk housing are those subsidized rental units whose subsidy terms may expire within the next ten years. Many subsidized units are multifamily rental units that provide below market rental housing. When the subsidies on these units terminate, the owners of the properties may increase the rents of these units to market rates. Should this occur, low-income housing might be lost, making it difficult for the County to meet its goals for providing adequate housing.

In Mariposa County, there are five publicly assisted multifamily rental housing developments. One was subsidized through a loan from the U.S. Department of Housing and Urban Development. Four others were financed using low-income housing tax credits. Four of the five projects are located in the town of Mariposa and the fifth is located in Midpines. The assisted rental housing developments are:

- Mariposa Oaks
- Mariposa Terrace I
- Mariposa Terrace II
- Mariposa Apartments
- Whispering Pines

These projects have affordability covenants ranging from 5 years to 25 years. *Mariposa Terrace I* and *II* are at risk of converting to market rate housing, with a tax credit expiration date of 2005.

Mariposa Oaks Apartments provides 24 units of very low-income rental housing. This apartment building was completed in 1980 with a 40 year federally subsidized loan, which terminates in 2018. Terms were placed in the original loan stipulating that the loan can only be prepaid if other affordable housing is available. Rents cannot be raised above 30 percent of the ten-

The first step in the process of developing a curriculum is to identify the needs of the students. This is done by conducting a needs assessment, which involves gathering information about the students' current knowledge, skills, and attitudes, as well as their interests and learning styles. This information is then used to develop a curriculum that is tailored to the needs of the students.

Once the needs have been identified, the next step is to develop a curriculum framework. This framework outlines the overall structure of the curriculum, including the major topics and the sequence of instruction.

2. THE CURRICULUM DEVELOPMENT PROCESS

The curriculum development process is a continuous and iterative process. It involves the ongoing review and revision of the curriculum to ensure that it remains relevant and effective. This process is typically led by a curriculum committee, which is composed of representatives from the faculty, students, and administrators.

There are several key factors that influence the curriculum development process. These include the needs of the students, the available resources, and the current trends in the field. The curriculum committee must carefully consider these factors when developing the curriculum.

- Needs of the students
- Available resources
- Current trends in the field
- Faculty expertise
- Student interests

The curriculum development process is a complex and challenging task. It requires a deep understanding of the field and a commitment to the highest quality of education.

By following the curriculum development process, educators can ensure that their curriculum is relevant, effective, and tailored to the needs of their students.

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ants' incomes, and none of the tenants can be displaced. Four of the 24 occupants have Section 8 housing vouchers.

Mariposa Terrace I apartments was funded in 1989 and contains 32 very low-income family units. The occupants also have Section 8 housing vouchers. The *Mariposa Terrace II* apartments, also funded in 1989, contain 36 very low-income senior units. *Mariposa Apartments* was funded in 1994 and contains 34 very low-income family units. The occupants also have Section 8 housing vouchers. Each of these properties is managed by the CBM group, a private, for-profit developer and property management firm that specializes in affordable housing.

The fifth assisted rental housing development, *Whispering Pines Apartments*, located in Midpines, was funded in 1989. This is a reconstruction project that provides eight affordable units of 16 total for very low-income families and seniors.

In addition to these publicly subsidized rental housing projects, the federal government owns and provides low-cost rental housing for employees of Yosemite National Park, concessionaires, and their families. There are 1,691 total employee "beds" in Yosemite Valley, El Portal, and Wawona to support Yosemite Valley operations. These "beds" include individual dwelling units and group quarters in the following locations:

- Yosemite Valley— 1,277 beds (retain temporary housing in Yosemite Valley)
- El Portal— 290 beds
- Wawona— 112 beds

The implementation of the Yosemite Valley Plan could result in the removal of 588 employee beds from Yosemite Valley to be relocated elsewhere in El Portal and Foresta. The relocation of this housing could occur between 2004 and 2010. Implementation also involves upgrades to employee housing in the Curry Village area beginning in 2004.

5.6 LAND AVAILABILITY

Although more than 75 percent of Mariposa County's land mass is not available for residential development, within Mariposa County there is still a significant amount of land available for housing. As part of the 1989 update of the Mariposa County Housing Element a complete inventory of the County's available residentially designated land was undertaken. Generally, at least a portion of the land within the specific Planning Areas is served with water or sewer service and can support higher density multifamily residential development.

The 1989 database was updated for the 2003 Housing Element update. According to the inventory, less than 180,000 acres are available for single-family residential development. This reduction from 332,000 acres identified in 1989 is a result of using topographic maps and revised policies to more clearly identify realistically developable land. This acreage would support over 14,000 single-family units. Mobile homes on individual parcels are allowed on any single-family lots and are considered single-family dwellings, so there is an ample amount of land available for mobile homes within the County.

Explanation 5-1: Zoning Nomenclature

AE – Agriculture Exclusive
GF – General Forest
MG – Mountain General
MH – Mountain Home
MT – Mountain Transition
RR – Rural Residential
TP – Timber Exclusive

Within the County, there is also 90 acres available for multifamily units and/or emergency shelters. This acreage can support up to 1,350 multifamily or emergency shelters. Since 1989, approximately 100 multifamily units and 5,600 single-family and mobile home units have been added to the County's housing stock. Of the total acreage potentially available in Mariposa County for residential use, approximately 20,880 have the most immediate development potential between 2001 and 2008. These are properties that are relatively unconstrained with respect to slope, agricultural or timber preserve restrictions, or other factors. The 20,880 acres includes multifamily land cited above.

Table 5-8: Land Availability – Total land inventory

Land Use and Zoning		Services	Density	Acres ¹	Units
Single-Family (aggregate)					
	RR, MH	N/A	0.2 units/acre	60,722	5,648 ^a
	Development potential		40%	24,289	4,858
	AE, CF, MG, MT, TE	N/A	0.006 units/acre	436,179	2,726 ^b
	Development potential		35%	152,663	954
	AE, CF, MG, MT, TE	N/A	0.025 units/acre	89,532	1,119 ^b
	Development potential		35%	31,336	392
^a The assumption is that of all available lots, based on topography, ability to construct an approved onsite sewage disposal, and ability to find an adequate supply of potable water, only 40% of the inventory will be developed over time.					
^b Because of the extremely low density, it is assumed that over time, 35% of all lots will be developed.					
Countywide General Plan Sub-Total				610,722	6,204
Mariposa Town Planning Area	9000 sq. ft.	Water/Sewer	1 du/1/5 ac	175	525 ^a
	12,000 sq. ft.	Water Sewer	2 du/1/4 ac	10	60 ^b
	1/2 acre	Water Sewer	2 du/1/2 ac	10	40 ^b
	12,000 sq. ft.	Sewer	1 du/1/4 ac	180	450 ^c
	1/2 acre	Sewer	2 du/1/2 ac	5	20 ^b

¹ Number of undeveloped acres as of January 1, 2003

The first section of the paper discusses the importance of the data in the analysis. It is pointed out that the data are the basis of the analysis and that the quality of the data is crucial to the results. The second section discusses the methods used in the analysis. It is pointed out that the methods used are standard methods and that the results are consistent with the theory. The third section discusses the results of the analysis. It is pointed out that the results are consistent with the theory and that the data are of high quality.

The fourth section discusses the implications of the results. It is pointed out that the results have important implications for the theory and for the practice. The fifth section discusses the conclusions of the paper. It is pointed out that the results are consistent with the theory and that the data are of high quality. The sixth section discusses the future work. It is pointed out that further work is needed to improve the methods and to test the theory.

Table 1
Summary of the results of the analysis.
1. The results are consistent with the theory.
2. The data are of high quality.
3. The methods used are standard.
4. The results have important implications.
5. Further work is needed.

APPENDIX A: DATA SOURCES AND DESCRIPTION

A.1. Data Sources

Source	Description	Year
Source 1	Description of Source 1	1990
Source 2	Description of Source 2	1991
Source 3	Description of Source 3	1992
Source 4	Description of Source 4	1993
Source 5	Description of Source 5	1994
Source 6	Description of Source 6	1995
Source 7	Description of Source 7	1996
Source 8	Description of Source 8	1997
Source 9	Description of Source 9	1998
Source 10	Description of Source 10	1999

The data were obtained from the following sources: Source 1, Source 2, Source 3, Source 4, Source 5, Source 6, Source 7, Source 8, Source 9, and Source 10. The data are described in the following table:

Variable	Description	Unit
Variable 1	Description of Variable 1	Unit 1
Variable 2	Description of Variable 2	Unit 2
Variable 3	Description of Variable 3	Unit 3
Variable 4	Description of Variable 4	Unit 4
Variable 5	Description of Variable 5	Unit 5
Variable 6	Description of Variable 6	Unit 6
Variable 7	Description of Variable 7	Unit 7
Variable 8	Description of Variable 8	Unit 8
Variable 9	Description of Variable 9	Unit 9
Variable 10	Description of Variable 10	Unit 10

The data are described in the following table: Variable 1, Variable 2, Variable 3, Variable 4, Variable 5, Variable 6, Variable 7, Variable 8, Variable 9, and Variable 10. The data are described in the following table:

A.2. Data Description

The data are described in the following table: Variable 1, Variable 2, Variable 3, Variable 4, Variable 5, Variable 6, Variable 7, Variable 8, Variable 9, and Variable 10. The data are described in the following table:

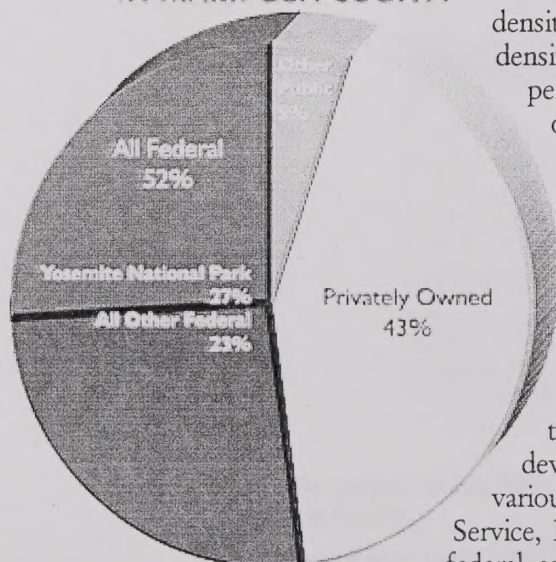
Land Use and Zoning	Services	Density	Acres ¹	Units	
	15 – 20 acre	Sewer	2 du/15-20 ac	12	2 ^b
	½ acre	None	2 du/½ ac	405	81 ^d
	Rural Res	None	1 du/2½ ac	50	10 ^d
	15 – 20 acre	None	2 du/15-20 ac	113	15 ^e
	Scenic Res	None	2 du/20 ac	200	20
^a Based on generalized sample of parcels assessment resulting in an average density of 3 units per acre rather than 5 units per acre as permitted by the zoning.					
^b Based on actual parcel assessment.					
^c Based on generalized sample of parcels assessment resulting in an average density of 2.5 units per acre rather than 4 units per acre as permitted by the zoning.					
^d Based on one unit per five acres because of the need for well and onsite sewage disposal.					
^e Based on the allowable density because of the low density					
Coulterville Town Planning Area	9000 sq. ft.	Water/Sewer	1 du/1/5 ac	20	200
	¼ acre	Water/Sewer	2 du/¼ ac	23	184
	2½ acre	Water/Sewer	2 du/2½ ac	51	20 ^a
	Multifamily ¹	Water/Sewer	1 du/1/5 ac	17	57 ^b
	Central Com	Water/Sewer	1 du/1/5 ac	20	134 ^b
	Light Com	Water/Sewer	1 du/1/5 ac	15	75 ^c
	Highway Com	Water/Sewer	1 du/1/5 ac	18	90 ^c
	¼ acre	None	1 du/¼ ac	23	8 ^d
	2½ acre	None	1 du/2½ ac	15	12 ^a
Fish Camp Town Planning Area	½ acre	Water	1 du/½ ac	4	8 ^a
	Multifamily	Water	1 du/½ ac	2	4 ^a
	½ acre	None	1 du/½ ac	9	18 ^a
	1 acre	None	1 du/ac	64	20 ^e
	2½	None	/2½ ac	10	8 ^a
	RR 5 acre	None	/5 ac	5	2 ^a
Wawona TPA	Mtn Res	Sewer	1 du/1½ ac	30	20 ^a
Total Planning Area Single Family			1,486	860	
Total County of Mariposa Single Family			423,760	7,064	
^a Actual site inventory.					
^b Assumes development at 67% of available density.					
^c Assumes a 30% development density.					
^d Based on one unit per 2.5 acres because of the need for well and onsite sewage disposal.					
^e A project is pending that will remove 32 acres from residential development potential.					

¹ The subject property owner has indicated a desire to develop this property as single family residential.

Table 1 Summary of Data Collection and Analysis			
Source	Instrument	Analysis	Findings
Interviews	Semi-structured	Thematic	Identified themes related to the research objectives
Focus groups	Semi-structured	Thematic	Identified themes related to the research objectives
Surveys	Questionnaire	Quantitative	Identified themes related to the research objectives
Documents	Interview transcripts	Thematic	Identified themes related to the research objectives
Table 2 Summary of Data Collection and Analysis			
Source	Instrument	Analysis	Findings
Interviews	Semi-structured	Thematic	Identified themes related to the research objectives
Focus groups	Semi-structured	Thematic	Identified themes related to the research objectives
Surveys	Questionnaire	Quantitative	Identified themes related to the research objectives
Documents	Interview transcripts	Thematic	Identified themes related to the research objectives
Table 3 Summary of Data Collection and Analysis			
Source	Instrument	Analysis	Findings
Interviews	Semi-structured	Thematic	Identified themes related to the research objectives
Focus groups	Semi-structured	Thematic	Identified themes related to the research objectives
Surveys	Questionnaire	Quantitative	Identified themes related to the research objectives
Documents	Interview transcripts	Thematic	Identified themes related to the research objectives
Table 4 Summary of Data Collection and Analysis			
Source	Instrument	Analysis	Findings
Interviews	Semi-structured	Thematic	Identified themes related to the research objectives
Focus groups	Semi-structured	Thematic	Identified themes related to the research objectives
Surveys	Questionnaire	Quantitative	Identified themes related to the research objectives
Documents	Interview transcripts	Thematic	Identified themes related to the research objectives

Land Use and Zoning		Services	Density	Acres ¹	Units
Multifamily					
Mariposa TPA	MFR	Water/Sewer	1 du/1,500 sf.	50	275 ^a
	POC	Water/Sewer	1 du/1,500 sf	46.5	100 ^a
	TR	Water/Sewer	Variable	15	50 ^c
	CC	Water/Sewer	1 du/1/5 ac	35	175 ^c
	LC	Water/Sewer	1 du/1/5 ac	20	70 ^b
	GC	None	1 du/1/5 ac	120	30 ^c
Fish Camp TPA	MF	Water	1 du/1/8 ac	7	25 ^a
	Res/Com	None	1 du/1/8 ac	25	60 ^c
Coulterville TPA	MF	Water/Sewer	variable	7	70 ^a
	CC	Water/Sewer	variable	5	25 ^c
	LC	Water/Sewer	variable	8	30 ^c
	HC	Water/Sewer	variable	20	30 ^a
Total Multifamily				353.5	940
^a Actual site inventory.					
^b Assumes development at 67% of available density.					
^c Assumes a 30% development density.					
^d Based on one unit per 2.5 acres because of the need for well and onsite sewage disposal.					
Mobile Home Parks					
Mariposa TPA	TR	Water/Sewer	variable	15	variable ^a
Mobile Homes on SF Lots			Same as Single-Family Standards		
Emergency Shelters & Transitional Housing			Same as Multifamily Standards		
^a We do not have maximum densities for mobile home parks.					

LAND OWNERSHIP IN MARIPOSA COUNTY



**Figure 5-6: Land ownership
in Mariposa County**

As a rural county with low land costs compared to most areas of California, it is feasible to build affordable housing units at much lower densities. Although the County's 20-year old zoning code permits densities of 29 units per acre, limits on height (35'), parking (1.5 spaces per unit on average), and market demand tend to result in densities of 10-15 units being the actual constructed yield. This density has a proven track record of successful affordable housing projects in the County.

5.6.01 FEDERAL, STATE AND LOCAL GOVERNMENT LAND OWNERSHIP

Although Mariposa County is a relatively large County, much of the land within its borders is unavailable for housing by private development, because 57 percent County's lands are controlled by various public agencies. Federal agencies such as the National Parks Service, Forest Service, and the Bureau of Land Management and other federal agencies control over 474,000 acres or about 51 percent of the

County's land area. Over 4,900 acres is under State control. Land under the jurisdiction of the County, and other public agencies, accounts for approximately 3,700 acres.

5.7 GOVERNMENTAL CONSTRAINTS

Local governments cannot influence the national economy or federal monetary policies—both of which have direct impacts on the cost and affordability of housing. Local governments can assist private enterprise efforts to bring affordable housing to the market. This is accomplished by monitoring housing conditions and reviewing regulations to determine what regulatory or other constraints to production may add unnecessary costs to the price of a home.

5.7.01 PERMIT PROCESS

On legally existing lots zoned for single-family development, a building permit can be obtained in less than seven business days. If a subdivision is required prior to issuance of a building permit, the tentative map can be approved within eight to ten weeks. If an environmental impact report is required, the process takes eighteen months.

State-imposed timelines may add to the costs of approving a subdivision by delaying its approval for months beyond normal County processing timelines.

Within Planning Areas, multifamily housing is a permitted use. While the Historic District in Coulterville, and Historic District and Design Review overlays within the Town of Mariposa, the process is administrative and not subject to a public hearing. Typical timelines from submittal of a building permit application to issuance of the permit is a matter of days.

Table 5-9: Permit issuance timelines

Type of Permit	Working days to issue
Single Family dwelling	10-14 days
Multifamily dwelling ¹	14-21 days
Multifamily dwelling ²	21-30 days
Housing for special needs	Based on housing type
Mobile home parks ¹	8-13 weeks

¹ For projects located within Planning Areas but not within Historic Design Review or Design Review combining districts.

² For projects located within the Coulterville and Mariposa Historic Design Review and Design Review combining districts.

Students are often asked to write a paper on a topic that is not of their own choosing. This is a common practice in many classrooms, and it is one that can be challenging for students. In this article, we will discuss the importance of student choice in the classroom and how it can be implemented effectively.

2.1. ENVIRONMENTAL CONSTRAINTS

Environmental constraints are those factors that limit the ability of an organization to achieve its goals. These constraints can be internal or external, and they can be either physical or non-physical. Examples of environmental constraints include limited resources, competition, and changing market conditions. Understanding these constraints is essential for developing effective strategies and for making informed decisions.

2.2. PERMITTING PROCESS

The permitting process is a critical component of many organizations' operations. It involves obtaining the necessary permits and licenses to operate legally. This process can be complex and time-consuming, and it often requires a deep understanding of the relevant regulations and procedures. Organizations must ensure that they have the necessary resources and expertise to navigate this process successfully.

One of the key challenges in the permitting process is the need for accurate and up-to-date information. Regulations and procedures can change frequently, and organizations must stay current on these changes to avoid costly mistakes. This requires a commitment to ongoing research and communication with regulatory agencies.

Another challenge is the need for coordination and collaboration. The permitting process often involves multiple agencies and departments, and organizations must ensure that they are working closely with all relevant parties. This requires effective communication and project management skills.

Table 1: Environmental Constraints	
Constraint	Impact
Limited resources	Reduced ability to compete
Competition	Increased costs
Changing market conditions	Uncertainty
Regulatory changes	Increased compliance costs
Physical constraints	Reduced flexibility
Non-physical constraints	Increased risk

Environmental constraints can have a significant impact on an organization's performance. Understanding these constraints and developing strategies to address them is essential for long-term success.

The permitting process is a critical component of many organizations' operations. It involves obtaining the necessary permits and licenses to operate legally. This process can be complex and time-consuming, and it often requires a deep understanding of the relevant regulations and procedures.

One of the key challenges in the permitting process is the need for accurate and up-to-date information. Regulations and procedures can change frequently, and organizations must stay current on these changes to avoid costly mistakes.

Another challenge is the need for coordination and collaboration. The permitting process often involves multiple agencies and departments, and organizations must ensure that they are working closely with all relevant parties. This requires effective communication and project management skills.

5.7.02 PERMIT FEES

Local governments establish permit fees to recover all or part of the cost of processing permits.

A. PERMIT FEES FOR SITE-BUILT HOMES

The County uses building and plan checking fees established by the Uniform Building Code as a cost of performing inspections. The County currently does not charge development impact fees.

School impact fees charged by the Mariposa Unified School District are the maximum Level 1 fee of \$2.14 per square foot and can add another two to three percent to the average cost of new home. Mariposa County has no control over fees charged by the school district, which are determined by a formula established under state law.

In summary, building permit and school impact fees can add between four and six percent to the cost of new home. These fees represent a relatively small part of the overall cost of a home and are necessary to cover the cost of vital governmental services to protect the health and safety of the public.

B. PERMIT FEES FOR MOBILE HOMES

Building permit fees for mobile homes are also set by the building code and include permit fees for appurtenant structures typically associated with mobile homes (such as decks). These fees equal about one percent of the cost of a new installed mobile home.

Although permit fees are now higher than they were in 1995, when the previous housing element was prepared, the fees have escalated only to reflect the increase in the costs that the County faces.

School impact fees are also charged on new mobile home installations by the Mariposa Unified School District at the maximum Level 1 fee of \$2.14 per square foot.

C. PLANNING PERMIT FEES

Planning permit fees (General Plan amendment, zone change, subdivision map, etc.) can add several hundred dollars more to the cost of residential development. Because these fees are charged per application, the cost implication per dwelling unit depends on the number of dwelling units pro-

¹ Mobile home parks are discretionary projects and subject to public hearing and environmental review. Most mobile home parks located on appropriately zoned lands can be approved with mitigated negative declarations.

5.2.02 Private Peer

Each group member had the chance to be named as a peer of his or her

A. Private Peer and Group History

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history was discussed and the group was formed. The group history was

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B. Private Peer and Group History

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group member had the chance to be named as a peer of his or her

group member had the chance to be named as a peer of his or her

group member had the chance to be named as a peer of his or her

posed in a development application. The County does not charge impact fees on planning projects.

5.7.03 ZONING AND OTHER LAND USE REGULATIONS

Mariposa County adopted the current Zoning Ordinance in 1988, implementing the land use classifications of the General Plan. Title 17, Mariposa County Code, Zoning, designates 20 countywide zones and five overlay zones. Each zoning district sets specific standards for development including minimum parcel size, number of homes permitted on each parcel, and the permitted and conditional uses. The communities of Mariposa, Fish Camp, Coulterville and Wawona have adopted town plans which set specific standards on development including minimum parcel size, number of homes permitted per parcel, setbacks, and land use. Title 17 adopts the land use standards set forth in the town plans. These towns have land use classifications and base zones distinct from other areas of the county. The residential zones contained in the zoning ordinance and specific plans are identified in the land availability data shown in Table 5-8 on page 5-24.

Although the ordinance contains a number of zones and specific plan standards, there are many common features to the regulations that influence housing. For example, the ordinance permits second housing units in every single-family residential district provided the secondary residence conforms to all health, safety and setback regulations. There are no constraints on size of the second units. Title 17 development standards are summarized in a table included as an Appendix to the element following the last page.

The ordinance also permits mobile homes on any parcel that allows a residential use, with limited design review within Historic Districts.

The ordinance normally requires two parking spaces per housing unit. The requirement is based on the need to keep cars from parking on public streets, in addition, 2002 Department of Motor Vehicle records find that there is an average of nearly three vehicles licensed per dwelling unit. In many parts of Mariposa County, county maintained roads are often narrow and steep. County ordinance prohibits on street parking during snow removal conditions. More than 60 percent of the population in the County lives above the snow line.

The County does not implement the "Quimby Act" and requires no park-land dedication or fee.

5.7.04 SUBDIVISION MAP ACT AND STANDARDS

A review of the subdivision applications shows that nearly 90 percent are initially approved. Those not initially approved do not meet the County's subdivision requirements.

Based on the processing time and the high rate of approvals, it does not appear that the Subdivision Map Act process, as administered locally, creates obstacles in the housing process.

5.7.05 CONDOMINIUM CONVERSIONS

Mariposa County has few apartments with marketability for conversion as condominiums. This is not an issue in the County.

5.7.06 BUILDING CONSTRUCTION STANDARDS

The County has adopted the provision of the Uniform Building, Plumbing, Mechanical and Electrical Codes and the Energy Conservation Standards set forth in Title 24 of the California Administrative Code.

Enforcement of the Uniform Codes is delegated to the Building Department and is carried out at the plan review stage and at the time of building/site inspection. All work for which a building permit is issued must be inspected at the time of completion and at specified stages of construction.

The County's rehabilitation requirements do not pose a constraint to the rehabilitation of older housing units.

The County does not have a housing code enforcement program. New construction standards are only applied to additions to a housing unit (e.g. bedroom or bathroom addition). Additionally, current code standards are applied only to the rehabilitation work proposed by the applicant. For example, if a permit is issued for replacement of the electrical wiring in a bedroom only that work must be brought up to current code and not other conditions in the bedroom such as wall/floor covering, insulation, etc.

As opposed to strict code enforcement programs operating in other California jurisdictions, Mariposa County's policy facilitates the maintenance of older housing stock, which is usually the most affordable to low-income households.

5.7.07 ON AND OFFSITE REQUIREMENTS

The County of Mariposa has an adopted Road Policy and adopted environmental health regulations for onsite wastewater disposal and basic well construction. The County's Road Policy defines requirements for building roads in new subdivisions based on the lot potential, lot size, and other road use intensity standards. These connect the road capacity to the potential development density.

Environmental Health regulations control the design and installation of onsite wastewater systems. These regulations ensure that sewage disposal does not impact groundwater quality or public health.

5.7.08 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

All discretionary approvals for development in the County of Mariposa are subject to California Environmental Quality Act review.

5.7.09 WILLIAMSON ACT

The Williamson Act, combined with Mariposa County's local contract, preserves agricultural lands and open space with a twenty year rolling contract. Unless cancelled, the land is precluded from residential or urban development for twenty years. Once cancelled, it takes twenty years for the contract to end. The 198,000± acres of Williamson Act land in Mariposa County are unavailable for development during the Housing Element planning period.

5.7.10 FOREST TAXATION REFORM ACT

Similar to Agriculture Preserve lands, forestland may be protected through a ten year rolling contract as a Timber Preserve. There are 63,000 acres of Timber Preserve zones in Mariposa County, precluding this land from residential development or subdivision during this Housing Element planning period through 2008..

5.8 NON GOVERNMENTAL CONSTRAINTS

5.8.01 ENVIRONMENTAL FEATURES

Some land in Mariposa County is unavailable for development because of environmental features. These features either pose a hazard to those who may choose to build in the area or diminish valuable resources. As a result, builders avoid these areas because they understand the danger involved or do not wish to incur the added cost of building in these areas. These features include geologic hazards, soils with low permeability, and excessive slopes.

These constraints affect land use categories that can accommodate single-family residences. In most cases, the presence of these constraints will not preclude development of a single-family home on a minimum five-acre parcel, but may limit the placement of a home. Environmentally constrained lands may also limit the subdivision potential of some parcels. Areas that permit multifamily units are not affected, as environmental constrained lands are not designated for such use.

A. GEOLOGIC HAZARDS

The most common geologic hazard that must be considered in Mariposa County is the potential for wet season landslides and rock falls where man has altered natural conditions. Soils on slopes of up to 50 percent contain the combination of factors that could pose landslide problems when man's activities are superimposed on natural conditions.

B. SOILS WITH LOW PERMEABILITY RATES

Most parts of the County are not served with public sewer systems and therefore must rely on septic systems. In some parts of the County, conventional septic systems cannot be used because the soils have low permeability rates that prevent effective operation of septic tank systems.

C. SLOPE

In areas with a slope of 15 percent or more, improvements for accessibility, site preparation and sewage disposal are more difficult to develop than level land. As a result these areas are generally avoided or more costly systems are required. The County estimates that there are 557,510 acres of land with slopes in excess of 15 percent, of which 108,460 acres has slopes in excess of 50 percent and is undevelopable for residential purposes. Most of these lands are within timber preserves, agricultural preserves, and other land categories that do not have significant residential development potential.

5.8.02 INTEREST RATES AND AVAILABILITY OF FINANCING

The primary factor related to home finance affecting housing affordability and availability is the cost of borrowing money (interest rates). Historically, substantial changes in interest rates have correlated with swings in home sales. When interest rates decline, sales increase. The reverse has been true when interest rates increase. Over the past two decades, there has been a dramatic growth in alternative mortgage products, such as graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and qualify for larger home loans. Even during periods of high interest rates, these alternative products allow more buyers to qualify for homeownership, thus dampening the swings in home sales that accompany changes in interest rates.

Nevertheless, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. Most governmental programs that seek to increase homeownership among low- and moderate-income households rely on loan products that provide fixed interest rates below prevailing market rates, either for the principal loan or for

1. General Remarks

The first step in the process of developing a new drug is the identification of a target molecule. This is often done by screening large libraries of compounds for those that interact with a specific target. Once a target is identified, the next step is to design a molecule that can bind to it. This is often done by using computer-aided drug design (CADD) techniques.

2. Drug Design and Development

Drug design is the process of creating a new drug molecule. This is often done by using CADD techniques. Once a target is identified, the next step is to design a molecule that can bind to it. This is often done by using computer-aided drug design (CADD) techniques.

3. Drug Testing

Drug testing is the process of evaluating the safety and efficacy of a new drug. This is often done by using animal models and human clinical trials. Once a drug is found to be safe and effective, it can be approved for use in humans.

4. Drug Approval and Marketing

Drug approval is the process of granting permission for a new drug to be marketed. This is often done by the Food and Drug Administration (FDA). Once a drug is approved, it can be marketed and sold to the public.

Drug marketing is the process of promoting a new drug to the public. This is often done by using advertising and sales representatives. Once a drug is marketed, it can be used by patients to treat their condition.

a second loan that provides part of the down payment for home purchase. Many programs offer deferred second loans to facilitate homeownership.

Table 5-10 summarizes the impact of interest rates on monthly housing costs. An increase in the interest rate from six percent to ten can increase the monthly mortgage payment by 25 percent for a 15-year loan and 45 percent for a 30-year loan.

Table 5-10: Effect of Interest Rates on Housing Payments

Interest Rate	15-Year Loan		30-Year Loan	
	Payment per \$10,000	Total Interest	Payment per \$10,000	Total Interest
6%	\$84.39	\$5,189	\$59.96	\$11,583
7%	\$89.88	\$6,178	\$66.53	\$13,950
8%	\$95.57	\$7,202	\$73.38	\$16,415
9%	\$101.43	\$8,256	\$80.46	\$18,966
10%	\$107.46	\$9,343	\$87.76	\$21,593

Since the early 1990s, the advent of the Internet and other electronic communications has increased consumer access to information on home loans and residential lenders, even rural areas poorly served by traditional financial institutions. The County has not uncovered evidence that home financing is difficult to access, so the primary impact of home loans on housing affordability is the cost of money.

5.8.03 LAND AND CONSTRUCTION COSTS

Economic trends over the past decade have contributed to increased demand for land and housing. As a result, land and housing costs have increased significantly in Mariposa County. These cost increases have been moderated somewhat by lower costs for borrowing and moderate inflation in labor and materials costs. The overall impact, however, is that low- and moderate-income households find it more difficult to purchase or rent housing in the County than a decade ago.

5.8.04 LAND COSTS

A review of residential land available for sale during December, 2003¹, indicates that:

¹ Prices based on listings identified on www.ca.realtor.com, zip code 95338

...and the ...

...and the ...

Table 1

Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...

...and the ...

Table 2

...and the ...

Table 3

...and the ...

- The average cost of a single-family lot (less than one acre) with public water and/or sewer service is \$47,500, with asking prices ranging from \$18,000 to \$60,000.
- The average cost of a residential parcel of less than five acres (most were two to four acres) with no public water or sewer service is \$59,000, with asking prices ranging from \$25,000 to \$89,000.
- The average cost of residential parcels of five to less than ten acres (sites with no public water or sewer service), typically located in areas with five-acre minimum lot sizes in which one dwelling unit and a secondary dwelling unit are permitted, was \$70,000, with asking prices ranging from \$25,000 to \$145,000.
- The average cost of parcels of ten acres or more (with no public water or sewer service) that could be subdivided into two or more five-acre parcels is \$22,500 per acre.

5.8.05 CONSTRUCTION COSTS

The cost per square foot of constructing a single-family, non-tract home of average quality (including builder profit of ten percent) ranges from \$85 to \$105 per square foot. The larger the dwelling unit, the lower the construction cost per square foot. The approximate cost to construct a 1,500 to 2,000 square foot house ranges from \$145,000 to \$175,000. Permit, school impact, and utility connection fees add approximately \$6,000 to \$8,000 for a 1,500 to 2,000 square foot house. Access improvements, well, and septic systems can add another \$15,000 to \$20,000 to the cost of homes without access to water or sewer service.

The average cost of a site-built home of 1,500 to 2,000 square feet with an attached garage, including land, in a community area with public services estimated to range from \$185,000 to \$217,000. The average cost of a similar site-built home on two to five acre parcel with no services is estimated to range from \$200,000 to \$237,000.

A property owner can achieve significant cost savings by installing a manufactured home on a permanent foundation. An October 1998 study prepared for the U.S. Department of Housing and Urban Development (Factory and Site-Built Housing: A Comparison for the 21st Century) concluded that the average cost of a double-wide manufactured home of approximately 1,700 square feet was \$58,000 installed on a permanent slab foundation. A 2,000 square foot manufactured home cost approximately \$70,000.

Accounting for inflation (approximately ten percent since 1998 according to the U. S. Bureau of Labor Statistics), and potentially higher transportation costs to Mariposa County, the estimated cost in 2002 for a doublewide manufactured home installed on a permanent slab foundation is \$69,000 to \$82,000. Permit fees, land, and other costs cited above would bring the

1. The authors find that a significant positive relationship exists between the number of years of experience and the number of publications. This relationship is stronger for men than for women.
2. The authors find that a significant positive relationship exists between the number of years of experience and the number of publications. This relationship is stronger for men than for women.
3. The authors find that a significant positive relationship exists between the number of years of experience and the number of publications. This relationship is stronger for men than for women.
4. The authors find that a significant positive relationship exists between the number of years of experience and the number of publications. This relationship is stronger for men than for women.

2.2. CONCLUSIONS

The authors find that a significant positive relationship exists between the number of years of experience and the number of publications. This relationship is stronger for men than for women. The authors also find that a significant positive relationship exists between the number of years of experience and the number of publications. This relationship is stronger for men than for women.

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final cost for a manufactured home with an enclosed garage to between \$110,000 to \$125,000 for a home on a single-family lot with water and sewer services. The cost for a manufactured home on a 2.5-acre or larger lot no services is estimated at \$145,000 to \$150,000. Depending on location, lot size, and other assumptions, the cost of a manufactured home is estimated to be approximately 60 to 70 percent of the cost of a similar site-built home.

The cost of constructing a home in Mariposa County is typically higher than in the Central Valley, where site preparation costs are lower and builders can take advantage of economies of scale offered by large-tract subdivisions. Conversely, impact fees in many Valley communities are significantly higher than in Mariposa County.

The range of residential land and housing options in Mariposa County provide opportunities for many low- and moderate-income households to enjoy homeownership. However, the construction of new single-family home is estimated to cost at least \$100,000 or more. It would be difficult for a low- or very low-income household to purchase such a home unless: a) below-market-rate financing or down payment assistance is provided, or b) the homebuyer has sufficient cash from the sale of a previous home or other assets to provide a large down payment (which is frequently the case even with low-income seniors).

An alternative for many households is rental housing, which can take various forms in Mariposa County. Most year-round rentals in Mariposa County are single-family homes and mobile homes. As shown in Table 7-5, the cost of rental single-family homes can easily exceed the threshold of affordability for very low- and many low-income households (based on the assumptions that housing expenses should not exceed 30 percent of household's income).

Rental apartments and second units can provide affordable rental alternatives. The cost of producing a rental unit is estimated to be approximately \$50,000 to \$60,000 for a studio or one-bedroom unit, \$65,000 - \$75,000 for a two-bedroom unit, and \$80,000 to \$95,000 for a three or four-bedroom unit. Market rents necessary to support such costs would likely be unaffordable to very low- and many low-income households. Regulatory incentives, financial incentives, and financial assistance can bring these development costs down, as the County has shown with five affordable rental apartment projects constructed since 1989. Ongoing rental assistance, such as Section 8 housing vouchers, may be necessary additional incentives for rental apartment construction to maintain affordability for very low-income households.

5.8.06 SERVICES

A. WATER SUPPLY

The lack of reliable water supply is a significant constraint in meeting local housing needs. The situation is severe in most areas of the County. Homeowners outside the very limited service districts of public agencies delivering water must depend on individual wells. The California foothills are part of a fractured rock water system and have no aquifers. There are no guarantees that water will be found each time a well is drilled. Within the County there are nine areas served by community water systems. The principal areas where a community water system is available and their present supply situation are as follows.

- Coulterville Town Planning Area – operated by the County of Mariposa
- El Portal water system – operated by the National Park Service
- Fish Camp:
 - ♦ Yosemite Alpine Village Community Services District – operated by an independent special district
 - ♦ Fish Camp Mutual Water company – operated by a private water company
- Lake Don Pedro subdivision area – operated by the Lake Don Pedro Community Services District
- Mariposa Pines – operated by the County of Mariposa
- Mariposa Town Planning Area – operated by the Mariposa Public Utility District
- Ponderosa Basin water system – operated by the Ponderosa Basin Mutual Water Company, a private water provider
- Wawona water system – operated by the National Park Service
- Yosemite West water system – operated by the County of Mariposa

B. COMMUNITY SEWER SERVICE

Within Mariposa County there are seven community sewer systems in operation:

- Coulterville Town Planning Area – operated by the County of Mariposa
- El Portal wastewater treatment – operated by the National Park Service
- Lake Don Pedro golf course area – operated by the County of Mariposa

- Mariposa Pines subdivision – operated by the County of Mariposa
- Mariposa Town Planning Area – operated by the Mariposa Public Utility District
- Wawona Town Planning Area – operated by the National Park Service
- Yosemite West subdivision – operated by the County of Mariposa

5.9 HOUSING ISSUES

5.9.01 MARIPOSA COUNTY HOUSING AND COMMUNITY DEVELOPMENT AGENCY

In 1989, the Board of Supervisors established the Housing and Community Development Agency (HCDA) to develop and implement housing and other community development programs. Primary funding was to be derived from state and federal sources. Formation of the HCDA resolves a critical issue that previously faced the County. There was no governmental entity or non-profit organization that would be directly responsible for specifically serving the housing needs of lower income residents or the county's residents as a whole.

Affordable housing development is facilitated by HCDA. HCDA currently operates several affordable housing programs: Section 8 rental assistance (as the Housing Authority of the County of Mariposa), emergency homeless and homeless prevention, housing rehabilitation (Community Development Block Grant Small Cities and Farmers Home Administration Section 504 programs), and weatherization.

In addition to specific program implementation, HCDA's goal is to facilitate budget counseling, first time homebuyer programs, and provide technical assistance to local businesses and organizations such as the Board of Realtors. HCDA staff also participates in statewide organizations involved with the preservation and development of affordable housing.

5.9.02 ECONOMIC DEVELOPMENT

Mariposa County's economy is dominated by being the host county of Yosemite National Park. The majority of jobs in Mariposa County are related to tourism. Although unemployment is low during peak tourist periods, lower wages and seasonal employment prevail. The County recognizes the disparity between its housing prices and typical wages.

The County relies heavily on tourism as vital part of its economy. Yosemite National Park is the anchor attraction. The large number of service type

employees increases the demand for housing in the low and moderate-income ranges.

Yosemite Concession Services (YCS) currently provides 1,300 bed spaces during the summer and about 700 during the winter for its employees. This housing includes cabins, apartments, dorms, and tents located in different location in the Park. The National Park Service (NPS) provides approximately 300 housing units in the form of trailers, apartments, and cabins for its employees. Much of the YCS and NPS housing is old and needs to be replaced. An estimated 250 NPS and YCS employees reside in Mariposa County outside of Park boundaries and its Administrative site. These are generally higher income management employees seeking home ownership opportunities. Due to relatively low home ownership costs and the employees' high incomes, no special provision is made in this housing element for their needs. The substandard housing provided by YCS and NPS is an area of concern to Mariposa County. However, Mariposa County does not have jurisdiction over housing within Yosemite National Park.

The current NPS Management Plan for Yosemite National Park calls for Yosemite Park employee housing to be relocated to El Portal and other parts of the park outside of Yosemite Valley, if adequate housing cannot be found outside of park boundaries.

5.9.03 ENERGY CONSERVATION

Since the energy crisis of 1973-1974, utility payments as a percent of housing costs have increased dramatically. Constructing new homes with energy conserving features, in addition to retrofitting existing structures, will result in a reduction in monthly utility costs. There are many ways to determine how energy efficient an existing building is and, if needed, what improvements can be made. Pacific Gas & Electric (PG&E) offers free home energy audits and can specify areas for energy conservation. Examples of energy conservation opportunities include installation of insulation and/or storm windows and doors, use of propane instead of electricity, installation or retrofitting of appliances that are more efficient and mechanical or solar energy systems, and building design and orientation which incorporates energy conservation considerations. Compliance with Title 24 will enable homeowners to reduce energy consumption.

Because of Mariposa County's diverse climate, various energy conservation measures will have different impacts on energy consumption based on location. For example, energy consumption in homes located in the western portion of the County below 1,000 feet is heavily impacted by space cooling needs between May and October. Conversely, energy consumption in homes located above 3,000 feet is more impacted by space heating needs between October and April.

In addition, Mariposa County HCDA operates the Low Income Home Energy Assistance Program (LIHEAP) and the Weatherization Assistance

Program. Both of these federally funded programs provide for the installation of energy conservation measures on homes occupied by low-income households. Energy education is also a component of these programs.

Finally, Mariposa County HCDA provides information to local banks regarding Energy Efficient Mortgage and other programs designed to reduce energy and other housing costs.

5.10 HOUSING ELEMENT REVIEW

5.10.01 ANALYSIS OF THE COUNTY'S PROGRESS IN IMPLEMENTING THE HOUSING ELEMENT

State law, Government Code Section 65588 requires each local government preparing a housing element to review and analyze the following:

- The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the State housing goal.
- The effectiveness of the housing element in attainment of the community's housing goals and objectives.
- The progress of the County in implementing the housing element.

Mariposa County is required to review its efforts since adoption of its Housing Element in 1989. The following analysis is provided to meet these requirements.

5.10.02 ACHIEVING THE 1995 HOUSING ELEMENT GOAL

As part of its 1989 Housing Element, an overall housing goal was adopted to provide direction for Mariposa County's housing program. This goal was reaffirmed and readopted with the 1995 Housing Element update. The overall housing goal of Mariposa County was: to provide an adequate supply of sound, affordable housing units in a safe and satisfying environment for the present and future residents of the County, regardless of race, age, religion, sex, marital status, ethnic background or personal disabilities.

The County's 1995 goal was further defined through ten policies to guide the necessary objectives and programs. These policies were:

1. Ensure there are an adequate number of housing units to meet the needs of its citizens.
2. Ensure that housing is affordable to all economic segments of the community.

The role of the state in the economy is a topic that has been debated for centuries. In the 19th century, the state was seen as a necessary force for economic development. In the 20th century, the state was seen as a necessary force for social welfare. In the 21st century, the state is seen as a necessary force for economic development and social welfare.

2.10 ECONOMIC DEVELOPMENT

2.10.1 ANALYSIS OF THE STATE'S ROLE IN ECONOMIC DEVELOPMENT

The role of the state in economic development is a topic that has been debated for centuries. In the 19th century, the state was seen as a necessary force for economic development. In the 20th century, the state was seen as a necessary force for social welfare. In the 21st century, the state is seen as a necessary force for economic development and social welfare.

2.10.2 ACHIEVING THE 2030 SUSTAINABLE DEVELOPMENT GOALS

The 2030 Sustainable Development Goals (SDGs) are a set of 17 goals that the United Nations has adopted to end poverty, protect the planet, and promote prosperity for all. The SDGs are a blueprint for sustainable development, and they provide a framework for the world's leaders to work together to achieve these goals.

3. Ensure that there are adequate sites and facilities available to support future housing needs.
4. Ensure that there are housing units available to serve persons with special housing needs.
5. Work diligently towards the rehabilitation of its housing stock and strive to replace housing units in need of replacement.
6. Encourage regular maintenance of housing as a means of conserving existing housing stock.
7. Develop strategies and actions to increase homeownership opportunities through economic development.
8. Assist citizens in need of short-term emergency housing.
9. Prevent discrimination in housing.
10. Continue citizen participation as part of the housing element preparation and revision process and maintain consistency between all policies of the General Plan.

5.10.03 PROGRESS IN IMPLEMENTING HOUSING ELEMENT PROGRAMS

To implement the policies cited above the County adopted a set of programs. Each of the programs which the County adopted as part of its 1995 Housing Element are listed below (in bold) along with a description of the County's progress in implementing that program.

1.1 The Planning Department shall regularly review its permit procedures to reduce the cost and time of processing permits.

Timeframes for processing variances, use permits, or General Plan/zoning amendments are shorter than those of surrounding rural counties. Pursuant to Board of Supervisors direction in 1993 to streamline the permitting process, the County experimented with a number of changes in process. Effectively, the County presents a concept of a "one-stop shop" with Planning, Building, and Health available at one location. In 2000, Mariposa Planning shortened project application-to-action timelines to eight to twelve weeks for projects not requiring environmental impact reports.

1.2 The Building Department will not impose any requirement for construction other than those mandated by State law or those necessary to maintain the health and safety of citizens.

The County Building Department has not enacted any requirements other than those required by State Law or necessary to maintain the health and safety of citizens.

1. The first step in the process is to identify the problem or issue that needs to be addressed.
2. The second step is to gather information and data related to the problem.
3. The third step is to analyze the information and data to determine the cause of the problem.
4. The fourth step is to develop a plan of action to address the problem.
5. The fifth step is to implement the plan of action.
6. The sixth step is to monitor the progress of the plan and make adjustments as needed.
7. The seventh step is to evaluate the results of the plan and determine if the problem has been resolved.
8. The eighth step is to document the process and results for future reference.
9. The ninth step is to communicate the results of the process to the relevant stakeholders.
10. The tenth step is to review the process and make improvements for the future.

2. THE PROCESS OF THE INVESTMENT PROJECT

1. The first step in the process is to identify the investment opportunity and assess its potential.
2. The second step is to conduct a feasibility study to determine if the investment is viable.
3. The third step is to develop a business plan for the investment project.
4. The fourth step is to secure financing for the investment project.
5. The fifth step is to implement the investment project.
6. The sixth step is to monitor the progress of the investment project.
7. The seventh step is to evaluate the results of the investment project.
8. The eighth step is to document the process and results for future reference.
9. The ninth step is to communicate the results of the process to the relevant stakeholders.
10. The tenth step is to review the process and make improvements for the future.

2.1 The County will continue its support the Mariposa County HCDA

The County, shortly after adopting the 1989 version of the Housing Element established the Mariposa County HCDA, which also acts as the County Housing Authority. This immediately resulted in an annual increase of 30 units of housing affordable to very low-income households due to an increase in the amount of Section 8 Housing Vouchers in the County. In addition, rehabilitation programs and participation in first time homebuyer programs have resulted in additional affordable housing in Mariposa County.

The County believes that the HCDA provides the most effective means of accessing state and federal funds and leveraging these funds for private investment in housing and infrastructure to meet housing needs

2.2 The County will encourage, support and assist agencies and developers to apply for funds from available state and federal programs to provide low to moderate income housing. The County will provide support services such as helping identify sites where low and moderate income housing will not conflict with existing development policies and expediting the processing of permits.

The County Planning and Building Department and HCDA have provided assistance to developers of affordable housing. Five affordable rental housing developments have been constructed with County assistance, four of which were funded with low-income housing tax credits. Since 1995, nearly 100 units of affordable rental housing have been constructed in Mariposa County through the assistance of the HCDA. These accomplishments overlap the units identified in Objective 2.1, as not all affordable units are necessarily Section 8 housing.

2.3 The County will provide a 25 percent density bonus for those projects in which 25 percent or more of the units will be affordable to persons of low or very low income households or units for qualified residents as required by recent amendments to Government Code Section 65913.4, et. seq.

The County has provided a 25 percent density bonus or other equal incentives to the developers of the affordable housing projects cited above. The developers selected the incentives.

2.4 The County will continue to allow second units in conjunction with single-family residences.

The County continues to allow for second units in conjunction with single-family residences.

2.5 The County will continue to allow mobile homes in residential zoned areas and will not adopt unreasonable restrictions regard-

1. The Company will continue to support the Human Capital
Initiative.

The Company has been actively engaged in the development of the Human Capital Initiative since 1998. The initiative is a multi-year effort to improve the quality of the workforce and to ensure that the Company has the talent and skills needed to succeed in the future. The initiative is being implemented in a number of ways, including the development of training and development programs, the implementation of performance management systems, and the creation of a culture of continuous learning.

The Company is committed to the development of its workforce and to the success of the Human Capital Initiative. The Company will continue to invest in the initiative and to work with its employees to ensure that they have the skills and knowledge needed to succeed in the future.

The Company will continue to support the Human Capital Initiative and to work with its employees to ensure that they have the skills and knowledge needed to succeed in the future. The Company will continue to invest in the initiative and to work with its employees to ensure that they have the skills and knowledge needed to succeed in the future.

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ing their size or architectural features that would prevent them from being placed in these areas.

The County continues to allow manufactured homes on residential parcels. The large percentage of manufactured and mobile homes in the County (28 percent) attests to the County's policies that facilitate this housing type.

2.6 The County will actively support home ownership programs which "free up" additional rental units affordable to low income households.

The County has not had the staff capacity to manage a homebuyer assistance program. The HCDA hired additional staff in 2001 to embark on new housing and community development programs. The County received a CDBG planning grant application from the California Department of Housing and Community Development to assess the needs of low-income and special needs populations groups in Mariposa County and devise program strategies to address those needs. The County anticipates that one of those strategies will be to increase homeownership opportunities for low- and moderate-income households.

2.7 As allowed by State and Federal laws, affordable housing programs shall provide a preference for local residents.

The County has not actively pursued housing programs since 1995 due to limits on staffing and funding. Local only preferences are not permitted by many funding sources, although there are other methods of marketing and targeting programs to ensure the existing residents can benefit to the maximum extent permitted by law.

3.1 Whenever the County updates its zoning ordinance, general plan or specific plans, it shall ensure that enough land is set aside for all types of residential development including mixed use development provisions.

As indicated in its vacant land inventory, the County has allocated more than sufficient land to meet its housing needs over the next 20 years.

3.2 The Planning Department will conduct land use surveys to identify vacant land that is residentially zoned or has residential potential and is served with water and/or sewer service. The Planning Department will use this information to identify lands that could support higher residential densities. The County will rezone an adequate supply of these lands to higher density residential uses if compatibility problems would not arise.

The County has maintained no surveys or data to track undeveloped land inventory. The County is in the process of implementing a geographic information system which will provide this information "on demand" from desktop computers.

The first section of the document discusses the importance of maintaining accurate records and the role of the committee in this regard.

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The eleventh section of the document discusses the importance of maintaining accurate records and the role of the committee in this regard.

- 3.3 The County will encourage and assist special districts to expand and improve their sewer and water service capabilities if such improvements are consistent with the County policies.

As discussed in the non-government constraints section, the County has supported efforts to expand water and wastewater services. The County of Mariposa provided \$2,000,000 to the Mariposa Public Utility District for a major water project for the Town of Mariposa. In addition, the County financed water and/or wastewater system improvements for several small special districts located in the communities of Coulterville, Lake Don Pedro, Mariposa Pines, and Yosemite West.

- 3.4 The County shall consider alternatives for reducing the net cost to the County of services required by residential development while not discouraging housing production. This could be accomplished either through a new fiscal or economic development element or a revised land use element.

The County has continued to implement its General Plan with land use patterns facilitating the development of housing.

- 4.1 The County shall apply for State Community Development Block (CDBG) Grants, FmHA 504, FmHA Rural Preservation, Office of Community Services and other housing rehabilitation programs in order to finance the rehabilitation of substandard homes in the County.

The County was successful in obtaining funding to assist housing rehabilitation during the early 1990s. As discussed above, the County was unable to successfully access state and federal funding for housing rehabilitation for several years. The County received a \$250,000 Native American Allocation CDBG Grant in 1999, but has only been able to use half the funding on two homes occupied by very low-income households. The County was unable to use all of the funding due to difficulties in marketing the program and finding qualified applicants.

- 4.2 The County will begin identifying housing units that are beyond rehabilitation and will take steps to have these units replaced. However, it will first make certain that adequate and affordable substitute housing is available for those persons who must be relocated. Funding from CDBG Planning Funds will be requested to conduct a housing conditions survey.

See evaluation of program 4.1 regarding the County's ability to access funding for housing rehabilitation.

- 4.3 The County shall encourage local lending institutions to provide Section 203(a), refinance, and other home improvement loans.

1. The Copyright Clearance Center (CCC) is a non-profit organization that provides a variety of services to help authors, publishers, and other content creators protect their intellectual property and manage their rights.

2. CCC is a 501(c)(3) organization, which means it is exempt from federal income tax. It is also a non-profit organization, which means it does not have any owners or shareholders. CCC's primary purpose is to promote the creation and distribution of creative works while ensuring that creators receive fair compensation for their work.

3. CCC provides a variety of services to its members, including: a) Copyright registration and renewal services; b) Copyright infringement investigation and enforcement services; c) Copyright licensing and clearance services; d) Copyright education and training services; e) Copyright research and analysis services.

4. CCC is a member of the International Copyright Association (ICA) and the International Copyright Commission (ICC). It is also a member of the Copyright Clearance Center International (CCCI) network.

5. CCC is a member of the Copyright Clearance Center International (CCCI) network, which is a global network of copyright organizations that work together to protect and promote the rights of creators and publishers. CCC is also a member of the Copyright Clearance Center International (CCCI) network, which is a global network of copyright organizations that work together to protect and promote the rights of creators and publishers.

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The County affiliated with special lending programs offered by the Regional Council of Rural Counties. To be offered by local banks, the programs were never properly promoted and local lenders were not educated on program benefits. None of the programs have been used during this Housing Element review.

4.4 The County shall actively implement the federal preference for households residing in substandard housing for Section 8 Rental Assistance Program.

The HCDA implements this federal preference for households in substandard housing. The County believes that this should continue to be a priority use of limited housing vouchers.

5.1 All rental rehabilitation programs undertaken that use public funds and/or that receive the County's assistance to obtain these funds, shall include provisions to insure that the rentals to be rehabilitated remain affordable (as defined by the California Department of Housing and Community Development) to the prospective or existing tenants for a term that is either: a) The initial term of the rehabilitation loan or, b) five years, whichever is longer.

There have been no rental rehabilitation programs undertaken in the County since 1995.

6.1 The County should stimulate voluntary code compliance by providing guidance and technical assistance to residents who wish to make their own repairs. This can be accomplished by encouraging local educational and other institutions to establish home repair clinics.

Mariposa County HCDA assists interested property owners in attending to deferred maintenance, housing rehabilitation, and housing replacement. HCDA has been working with local Realtors regarding home repair clinics. Mariposa County's Building Department invests countless hours with property owners providing assistance and responding to questions for self-improvements to property meeting code requirements.

6.2 The County will enforce the Housing, Electrical, Fire Prevention Codes and the Health and Safety Regulations.

The County does not conduct housing inspections unless there is a request from the occupant.

7.1 On a yearly basis, Mariposa County HCDA shall meet with other County Departments to determine special housing needs.

Mariposa County HCDA meets with the Board of Supervisors and other County Departments on a regular basis regarding appropriate housing pro-

grams for the County. For example, this process determined the housing rehabilitation need in the County. The HCDA completed a special housing needs study in 2003 through a CDBG planning grant allocation.

7.2 The County will encourage nonprofit and for-profit groups and individuals to include within their projects, housing units for special needs groups.

As described in the at-risk rental housing section, the County has assisted nonprofit and for-profit housing providers in accessing funding and low-income tax credits to provide affordable rental housing units for seniors, low-income families, and other special needs groups.

7.3 The County will encourage; support and assist nonprofit and for-profit groups and individuals to apply for funds from available State and federal programs to provide special need type housing.

See description of Program 7.2.

7.4 The County will encourage the construction of housing for senior citizens near areas where a full range of governmental, commercial and medical facilities exist.

The County has designated land within the Mariposa Town Planning Area and Coulterville Town Planning Area for higher density residential use appropriate for senior housing with access to services. County planning policy encourages the development of multifamily units including senior housing in Mariposa and Coulterville Town Planning Areas where an array of services could exist.

7.5 The County or nonprofit housing group should investigate the possibility of starting a shared housing program. This program matches an elderly person with another compatible person seeking housing.

A shared housing program was not pursued and not made a Board of Supervisors' priority.

7.6 The County will encourage nonprofit and for-profit groups and individuals to provide low cost child daycare facilities in appropriate areas of the County.

The County has taken no action to implement this program.

7.7 The County will evaluate projects on an individual basis to determine whether daycare facilities should be provided.

The County has never implemented a component of its project review to assess the need for daycare facilities.

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the company's financial health and for providing reliable information to stakeholders.

The second part of the document outlines the specific procedures for recording transactions. It details the steps involved in the accounting process, from identifying a transaction to posting it to the appropriate ledger accounts.

The third part of the document discusses the importance of reconciling accounts. It explains how regular reconciliations help to ensure that the company's books are accurate and that there are no discrepancies between the internal records and external statements.

The fourth part of the document discusses the importance of maintaining proper documentation. It emphasizes that all transactions should be supported by valid evidence, such as invoices, receipts, and contracts, to ensure the integrity of the accounting records.

Conclusion

In conclusion, the document highlights the critical role of accounting in the success of a business. It stresses that by following the principles and procedures outlined, the company can maintain accurate financial records and make informed decisions based on reliable data.

The document also emphasizes the importance of staying up-to-date with changes in accounting standards and regulations. It encourages the company to seek professional advice when needed to ensure compliance with all applicable laws and regulations.

Finally, the document expresses the company's commitment to transparency and accountability. It states that the company will continue to strive for excellence in its accounting practices and will provide clear and concise financial information to all stakeholders.

The document concludes with a statement of appreciation for the support and cooperation of all employees and stakeholders in achieving the company's financial goals.

The document is signed by the Chief Financial Officer, who is responsible for the overall accuracy and integrity of the company's financial records.

The document is dated [Date] and is valid for the period [Period].

The document is prepared in accordance with the company's accounting policies and procedures.

The document is subject to audit and review by the company's internal and external auditors.

- 7.8 The County should continue to coordinate with the National Park Service (NPS) and other agencies as a means of coordinating efforts to solve common housing problems. This includes commenting on and determining the impacts of NPS housing plans.

The County continues to regularly coordinate with the National Park Service regarding housing issues and provides constructive comments to all NPS housing plans. The County is currently working with the Park Service to identify potential locations for the relocation of employee housing as part of the implementation of the Yosemite Valley Plan.

- 7.9 The County shall encourage tourism-related commercial developments include employee housing as a component of the project.

The County has accepted a few scattered development proposals incorporating residential development with commercial development, but has not undertaken active implementation of this policy.

- 8.1 The County will offer home weatherization programs and support other agencies efforts in this area.

Mariposa County HCDA implements the Department of Energy and US Health and Human Services Weatherization programs. Total annual funding is about \$110,000.

- 8.2 The County will encourage all new major subdivisions to be laid out with a solar efficient and energy saving design.

The County Planning and Building Department enforces the "Title 24" energy conservation building standards and encourages energy conscious layout of subdivisions. At present, the County does not offer specific development incentives for energy efficient design for solar access. Most residential subdivisions contain lot sizes of five or more acres. The General Plan and lack of infrastructure effectively limits sites for major subdivisions. Small lot "urban" subdivisions are unlikely to occur in the County.

- 9.1 The County will continue to support economic diversification to higher wage employment to increase home ownership opportunities.

The County has continued to support economic diversification programs to improve the wages and salaries in the County. During 2001, the County participated in the San Joaquin Access program to identify strategic needs for improving telecommunications to serve more diverse business needs.

- 9.2 The County may develop an economic development policy and may submit an Overall Economic Development Plan to the U.S. Economic Development Administration.

The first step in the analysis is to identify the variables that are likely to be related to the outcome of interest. In this case, the variables of interest are the number of children in the household and the number of children in the neighborhood. The second step is to select the appropriate statistical model. In this case, a multilevel model is appropriate because the data are nested (children are nested within households, which are nested within neighborhoods).

The third step is to estimate the parameters of the model. This can be done using a variety of software packages, including R, Stata, and SAS. The fourth step is to interpret the results of the model. In this case, the results show that the number of children in the household is positively related to the number of children in the neighborhood. This suggests that families with more children are more likely to live in neighborhoods with more children.

The fifth step is to conduct sensitivity analyses to assess the robustness of the results. This can be done by varying the model specifications and the data used. In this case, the results are robust to a variety of sensitivity analyses.

The sixth step is to write up the results of the analysis. This should include a clear statement of the research question, a description of the data and the model, and a discussion of the results and their implications. The final step is to submit the manuscript to a journal for publication.

4.1 The first step in the analysis is to identify the variables that are likely to be related to the outcome of interest. In this case, the variables of interest are the number of children in the household and the number of children in the neighborhood.

4.2 The second step is to select the appropriate statistical model. In this case, a multilevel model is appropriate because the data are nested (children are nested within households, which are nested within neighborhoods).

4.3 The third step is to estimate the parameters of the model. This can be done using a variety of software packages, including R, Stata, and SAS.

4.4 The fourth step is to interpret the results of the model. In this case, the results show that the number of children in the household is positively related to the number of children in the neighborhood. This suggests that families with more children are more likely to live in neighborhoods with more children.

4.5 The fifth step is to conduct sensitivity analyses to assess the robustness of the results. This can be done by varying the model specifications and the data used. In this case, the results are robust to a variety of sensitivity analyses.

4.6 The sixth step is to write up the results of the analysis. This should include a clear statement of the research question, a description of the data and the model, and a discussion of the results and their implications. The final step is to submit the manuscript to a journal for publication.

4.7 The seventh step is to conduct a final review of the manuscript. This should include a check for errors and a final proofreading. The final step is to submit the manuscript to a journal for publication.

4.8 The eighth step is to conduct a final review of the manuscript. This should include a check for errors and a final proofreading. The final step is to submit the manuscript to a journal for publication.

The County has taken no steps to implement this program. The County is considering the strategic role a tourism or economic development department may play in the future, but no definitive action was set at the time of Element adoption in 2004.

9.3 The County will continue participation in joint Powers Authorities or other programs that provide additional mortgage funds for first time homebuyers.

The County has taken no active steps to promote or utilize this program.

10.1 The County shall continue to apply for emergency housing funds available from the Department of Housing and Community Development.

HCDA operates the Emergency Housing Assistance Program, FEMA, and other homeless and homeless prevention programs in Mariposa County. In addition, the Calaveras-Mariposa Community Action Agency provides funding to Mountain Crisis Services for assistance to the victims of domestic violence.

11.1 The County will direct persons with complaints of housing discrimination to the appropriate State and federal agencies that handle such complaints.

The County meets minimum requirements for housing discrimination complaint investigation. There is no outreach or other active program related to discrimination.

12.1 The County will conduct public hearings prior to the adoption of this element.

This is required by State law. During the review of the Draft Housing Element, the Planning Commission held five formal public hearings and 54 informal public workshops throughout the County. Section 5.3 on page 5-2 describes the public participation program for the Housing Element.

12.2 The County will continue to maintain consistency between the Housing Element policies and other policies contained within the general plan.

Integrating the Housing Element into the General Plan update assures its compliance with State consistency requirements.

12.3 County HCDA staff will conduct an annual review of the , objectives and programs of the Mariposa County Housing Element. Staff will provide the annual report to the County Planning Commission and Board of Supervisors.

This program has not been implemented prior to 2002.

12.4 County HCDA staff will provide a copy of the adopted Housing Element to all special districts in the County that provide water and sewer services. This action is taken to meet State Housing Element laws.

The County provides copies of the Housing Element and all other General Plan elements to public agencies.

5.11 HOUSING GOALS, POLICIES, AND PROGRAMS

5.11.01 INTRODUCTION

This is the most crucial section of the Housing Element for it is the section that determines if the State's housing goal of ensuring a "decent home and satisfying living environment for every Californian" will be achieved. Within this framework, it is recognized that the total housing needs identified in the Housing Element may exceed available resources and the community's ability to satisfy this need within the programs of its General Plan. Under these circumstances, the quantified objectives need not be identical to the identified existing housing needs, but should establish the minimum number of housing units that can be constructed, rehabilitated, and conserved over a five-year time frame.

State law stresses that communities should implement housing programs that will maintain, improve and develop housing in accordance with their community's goals and objectives. These programs should attempt to implement the following:

- Identify adequate sites which will be made available to facilitate and encourage the development of a variety of types of housing for all income levels;
- Assist in the development of adequate housing to meet the needs of low and moderate-income households;
- Address and, where appropriate and legally possible, remove government constraints to the maintenance, improvement, construction, and development of housing;
- Conserve and improve the condition of the existing affordable housing stock; and,
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color.

These undertakings, along with Mariposa County's housing goals, are intended to provide a framework for the policies, objectives and programs contained in this chapter.

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2.1. JOURNAL OF MANAGEMENT EDUCATION

PERMISSIONS

2.1.1 INTRODUCTION

The Journal of Management Education is a peer-reviewed journal that publishes research, theory, and practice in the field of management education. The journal is published by the American Management Education Association (AMEA). The journal is published by the American Management Education Association (AMEA). The journal is published by the American Management Education Association (AMEA).

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5.11.02 FINDINGS UNIQUE TO THE COUNTY OF MARIPOSA

The County of Mariposa has challenges for housing affordability as faced by the remainder of the State of California. Additionally, the County has unique challenges for meeting housing needs. The Housing Element addresses those issues and provides programs to accomplish housing goals. These are detailed in Section 5.13 beginning on page 5-61.

5.11.03 MARIPOSA COUNTY'S HOUSING GOAL

The overall housing goal of Mariposa County is:

Provide opportunities for an adequate supply of sound, affordable housing units for ownership and for rent in a safe and satisfying environment for the present and future residents of the County.

This chapter establishes the County's housing goals and objectives; and a five-year program to meet the County's housing needs.

5.11.04 MARIPOSA COUNTY'S HOUSING POLICIES

It is the County's goal to facilitate the accomplishment of these policies. The Board of Supervisors will make every effort possible to achieve:

- A. An adequate number of housing units to meet the needs of its citizens.
- B. Housing that is affordable to all economic segments of the community.
- C. Adequate facilities available to support future housing needs.
- D. Housing units available to serve persons with special housing needs.
- E. Rehabilitation of housing stock and replace housing units in need of replacement.
- F. Promoting regular maintenance of housing as a means of conserving existing housing stock.
- G. Strategies and actions to increase homeownership opportunities through economic development.
- H. Assistance to citizens in need of short-term emergency housing.
- I. Prevention of discrimination in housing.
- J. Citizen participation as part of the housing element preparation and revision process and maintain consistency between all policies of the General Plan.
- K. Collaboration with the National Park Service and its concessionaries—major providers and consumers of the County's public and private

housing stock—to address mutual housing challenges and opportunities.

5.11.05 HOUSING OBJECTIVES AND PROGRAMS

A. OBJECTIVE ONE: ACCOMMODATE THE COUNTY'S HOUSING ALLOCATION

California law requires the Department of Housing and Community Development provide the County of Mariposa with its “fair share” of regional housing. This Regional Housing Needs Allocation (RHNA) establishes the minimum number of dwelling units per income classification.

A(1) FINDINGS

The County is statutorily required (Refer California Government Code section 65983) to plan to accommodate 1,620 dwelling units between January 1, 2002 and June 30, 2008—averaging 216 dwelling units per year according to the housing allocation prepared by HCD. One quarter of these dwelling units should be affordable to very low-income households, 15 percent to low-income households, 20 percent to moderate-income households, and 40 percent to above moderate-income households. This does not require the County to *construct* the units, but the County needs to ensure there are no barriers to preclude the units' development and occupancy.

A(2) PROGRAMS:

- 1.1 The Development Services Departments shall annually review permit procedures to reduce the cost and time of processing housing development.

Responsible Agency:	County Administrative Officer
Time Frame:	Annually in October
Funding:	Permit fees, general fund

- 1.2 The Building Department will not impose any requirement for construction other than those mandated by State law, the General Plan, or those necessary to maintain the health and safety of citizens.

Responsible Agency:	Building Department
Time Frame:	2003 - 2008
Funding:	Permit fees, general fund

- 1.3 The County of Mariposa shall make every effort to collaborate with the National Park Service and its concessionaires, the County's lodging industry, and private enterprise to resolve housing issues. The County shall make every effort to leverage its authority and access to funding sources to assist in building housing units to house tourism industry employees. The County shall include issues of mutual concern with its partners:

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2.1 THEORETICAL CONCEPTS AND DEFINITIONS

A. Conceptual Framework and Hypotheses

The conceptual framework of this study is based on the theory of planned behavior (TPB) and the theory of reasoned action (TRA). The TPB model suggests that an individual's intention to perform a behavior is determined by their attitude toward the behavior, their subjective norm, and their perceived behavioral control. The TRA model suggests that an individual's intention to perform a behavior is determined by their attitude toward the behavior and their subjective norm.

B. Hypotheses

The first hypothesis (H1) states that there is a positive relationship between the attitude toward the behavior and the intention to perform the behavior. The second hypothesis (H2) states that there is a positive relationship between the subjective norm and the intention to perform the behavior. The third hypothesis (H3) states that there is a positive relationship between the perceived behavioral control and the intention to perform the behavior. The fourth hypothesis (H4) states that there is a positive relationship between the attitude toward the behavior and the intention to perform the behavior. The fifth hypothesis (H5) states that there is a positive relationship between the subjective norm and the intention to perform the behavior. The sixth hypothesis (H6) states that there is a positive relationship between the perceived behavioral control and the intention to perform the behavior.

C. Methodology

The data for this study were collected from a sample of 100 students at a university in the United States. The data were collected using a survey instrument that was designed to measure the variables of interest in the study.

The survey instrument was designed to measure the variables of interest in the study. The variables were measured using a five-point Likert scale ranging from 1 (strongly disagree) to 5 (strongly agree).

The data were analyzed using a series of statistical tests. First, a series of bivariate correlations were calculated to examine the relationships between the variables of interest. Then, a series of multiple regression analyses were conducted to examine the relationships between the variables of interest.

The results of the bivariate correlations and the multiple regression analyses are presented in the following sections. The bivariate correlations are presented in Table 1, and the multiple regression analyses are presented in Table 2.

The results of the bivariate correlations and the multiple regression analyses are presented in the following sections. The bivariate correlations are presented in Table 1, and the multiple regression analyses are presented in Table 2. The results of the bivariate correlations and the multiple regression analyses are presented in the following sections. The bivariate correlations are presented in Table 1, and the multiple regression analyses are presented in Table 2.

- The leveraging of County-accessible funding sources and grants to assist in the building of housing units for their tourism industry employees;
- The obtaining of long-term lease status enabling homeowner loans for the remodeling, rehabilitation or replacement in areas of joint jurisdiction with the County of Mariposa; and
- The commenting on and determining the impacts of NPS housing plans and identifying appropriate locations for the relocation of employee housing as part of the Yosemite Valley Plan;

Responsible Agency:	Mariposa Planning
Time Frame:	2004 - 2009
Funding:	Federal sources or other leverage sources from public and private sectors.

B. OBJECTIVE TWO: PROVIDING AFFORDABLE HOUSING

Mariposa Housing enters the 21st Century in a housing crisis. There is a very limited inventory of available housing affordable for nearly *any* income category. Providing affordable housing is not limited to those needing economic assistance, but an assurance of serving all of those needing housing units.

B(1) FINDINGS:

The California Department of Housing and Community Development approved a regional housing allocation plan that requires Mariposa County to accommodate 1,620 housing units between 2001 and 2008, of which 24 percent should be affordable to very low-income households, 16 percent to low-income households, 20 percent to moderate-income households, and 40 percent to above moderate-income households. The County's allocation equals 216 dwelling units per year, about twice the annual rate of housing construction in Mariposa County since 1990. The County has identified adequate land for residential development and taken steps to increase water and wastewater service capacity in communities that accommodate higher density housing. The County has no control over market factors and the decisions of property owners that dictate how much housing will actually be constructed.

B(2) PROGRAMS:

- 2.1 The County shall continue its support of the Mariposa County HCDA

Responsible Agency:	Board of Supervisors
Time Frame:	2004 - 2009

- The Journal of the American Statistical Association is a peer-reviewed journal that publishes research articles, data analysis reports, and commentary on statistical theory and practice. The journal is published quarterly by the American Statistical Association.
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For more information about the Journal of the American Statistical Association, please visit our website at <http://www.amstat.org/jasa>.

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Funding: Allowable administrative expenses from grant programs operated by the HCDA, general fund

2.2 The County shall promote opportunities, support, and assist agencies and private enterprise to apply for funds from available state and federal programs to provide low to moderate income housing. The County will provide support services such as:

- Helping identify sites where low and moderate income housing will not conflict with existing development policies and expediting the processing of permits;
- Applying for state and federal funds on behalf of housing providers when funding sources require public agency involvement;
- Supporting funding applications by housing providers; and
- Offering regulatory incentives, such as density bonuses, for projects that include housing units affordable to very low- and/or low-income households

Responsible Agency: Planning Department
Time Frame: 2004 - 2009
Funding: State and federal grant programs (see Objective 4 for program types), general fund

2.3 The County shall continue to allow a 25 percent density bonus for those projects in which 25 percent or more of the units will be affordable to persons of low or very low income households or units for qualified residents as required by Government Code Section 65913.4, et. seq.

Responsible Agency: Planning Commission and Board of Supervisors
Time Frame: 2003 - 2008. Applications to be considered as qualifying projects are proposed.
Funding: Permit fees, general fund

2.4 The County shall continue to allow second units in conjunction with single-family residences in conformance with state law. To increase awareness of this housing option among the public and property owners, the County will prepare informational materials. The County will make this information available at County offices (including the HCDA), libraries, and other public agencies.

Responsible Agency: Mariposa Planning
Time Frame: 2004 - 2009. Prepare informational materials by July 2004.
Funding: Permit fees, general fund

2.5 The County will continue to allow manufactured housing and mobile homes on single-family lots in residentially zoned areas, maintain mobile home park zoning, and will not adopt unreasonable restrictions regarding their size or architectural features which would pre-

Journal of Management Education 35(1)

The study of business organizations and their operations is a complex task that requires a deep understanding of the various factors that influence their performance. This study aims to explore the relationship between organizational structure and performance, and to identify the factors that can lead to improved performance.

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vent manufactured housing or mobile homes from being placed in these areas.

Responsible Agency: Board of Supervisors and Planning Commission
Time Frame: 2004 - 2009
Funding: Permit fees, general fund

- 2.6 The County will actively support home ownership programs through programs administered by the HCDA. After completion of the 2002 special housing needs assessment (a CDBG-funded planning grant activity), the HCDA will determine the most feasible and effective homeownership assistance programs and funding sources to pursue and provide recommendations to the Board of Supervisors.

Responsible Agency: HCDA
Timeframe: Recommend program strategies and potential funding sources by December 2002. Implement first-time homebuyer assistance program (s) beginning July 2003.
Funding: CDBG planning grant (for initial study), CDBG, HOME, Mortgage Revenue Bonds or Credit Certificate, California Housing Finance Agency, Federal Home Loan Bank Board Affordable Housing Program

- 2.7 As allowed by State and Federal laws, the County will target and market its programs so that local residents and workers have an equal or preferential opportunity to participate.

Responsible Agency: HCDA
Time Frame: 2004 - 2009
Funding: Applicable state or federal programs that allow targeted or preferential marketing

C. OBJECTIVE THREE: PROVIDING ADEQUATE SITES AND SERVICES

The County shall provide opportunities for adequate housing sites and new subdivisions to accommodate anticipated population growth and its "fair share" of regional housing as required by State law. In addition to traditional sites for housing in the County, the County needs to ensure there are opportunities within performance zoning regulations to allow for housing in close proximity to job centers in Planning Areas.

C(1) FINDINGS

The County has designated sufficient land to accommodate its 2004 - 2009 housing allocation. In addition, the County is meeting part of the need for low- and moderate-income housing by allowing mobile homes and second homes in residentially zoned areas.

Although there are sufficient sites to meet residential land use needs, some water and sewer agencies have experienced problems during the 1990s with

The following is a list of the most important results in the theory of the Laplace transform.

- 1. The Laplace transform of a function $f(t)$ is defined by the integral
- 2. The Laplace transform of a function $f(t)$ is denoted by $F(s)$.

The Laplace transform is a linear operator, i.e. it satisfies the following properties:

- 1. Linearity: If $f(t)$ and $g(t)$ are functions, then the Laplace transform of $af(t) + bg(t)$ is $aF(s) + bG(s)$.
- 2. Time-shifting: If $f(t)$ is a function, then the Laplace transform of $f(t - a)u(t - a)$ is $e^{-as}F(s)$.
- 3. Frequency-shifting: If $f(t)$ is a function, then the Laplace transform of $e^{at}f(t)$ is $F(s - a)$.

The Laplace transform is also a powerful tool for solving differential equations. For example, the Laplace transform of the differential equation $y'' + y = 0$ is $s^2Y(s) - sy(0) - y'(0) + Y(s) = 0$, which can be solved for $Y(s)$ and then inverted to find $y(t)$.

The Laplace transform is also used in the study of probability theory. For example, the Laplace transform of the probability density function of a random variable X is $E[e^{stX}]$.

The Laplace transform is also used in the study of control systems. For example, the Laplace transform of the transfer function of a system is $G(s)$.

2. Laplace Transform: Inverse Laplace Transform

The inverse Laplace transform is the operation that takes a function $F(s)$ in the s -domain and returns a function $f(t)$ in the t -domain. The inverse Laplace transform is denoted by $\mathcal{L}^{-1}$.

2.1. Inverse Laplace Transform

The inverse Laplace transform is a linear operator, i.e. it satisfies the following properties:

- 1. Linearity: If $F(s)$ and $G(s)$ are functions, then the inverse Laplace transform of $aF(s) + bG(s)$ is $af(t) + bf(t)$.
- 2. Time-shifting: If $F(s)$ is a function, then the inverse Laplace transform of $e^{-as}F(s)$ is $f(t - a)u(t - a)$.
- 3. Frequency-shifting: If $F(s)$ is a function, then the inverse Laplace transform of $F(s - a)$ is $e^{at}f(t)$.

The inverse Laplace transform is also a powerful tool for solving differential equations. For example, the inverse Laplace transform of the differential equation $y'' + y = 0$ is $y(t) = \cos(t)$.

the adequacy of their systems, which could adversely affect the amount and type of residential development in the County.

C(2) PROGRAMS:

- 3.1 Whenever the County updates its zoning ordinance, general plan or specific plans, it shall ensure that enough land is set aside for all types of residential development including mixed-use development provisions. The County will annually review its General Plan for potential adjustments. Every five years, the County anticipates updating the plan to reflect new information and priorities for the short-term (less than five years), mid-term (five to ten years), and long-term (more than ten years). During these update periods, the County may adjust land use designations to reflect changing needs and demands for housing.

Responsible Agency:	Board of Supervisors
Time Frame:	Annual review with potential revisions every five years.
Funding:	General Fund

- 3.2 The Planning Department will conduct land use surveys in Planning Areas as plans are prepared to identify vacant land that is residentially zoned or has residential potential and is or can be served with water or sewer service. The Planning Department will use this information to identify the highest and best use for lands that could support higher residential densities.

Responsible Agency:	Planning Department, Planning Commission and Board of Supervisors
Time Frame:	As community plans are prepared
Funding:	General Fund

- 3.3 The County shall assist special districts to expand and improve their sewer or water service capabilities consistent the General Plan through assistance in accessing grants and loans from state and federal agencies and funding technical and planning studies, if needed to support such applications.

Responsible Agency:	Board of Supervisors
Time Frame:	As needed
Funding:	State and federal agency planning grants

D. OBJECTIVE FOUR: MAINTENANCE, REHABILITATION, AND REPLACEMENT OF EXISTING HOUSING STOCK

Mariposa County will continue to assist in the rehabilitation of substandard dwelling units and the abatement of dangerous residential structures through code enforcement.

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D(1) FINDINGS

According to the housing conditions survey, about 1,650 housing units countywide are in need of rehabilitation and 230 units are in need of replacement. The disproportionately high incidence of substandard housing is the result of several factors. One is the age of the County's housing stock and the lack of maintenance and repair to older housing units. This causes some older and even historic homes to fall into disrepair. Another factor is the number of aging mobile homes which have not been regularly maintained and also need repair or replacement. It is impossible to rehabilitate or replace all of this housing in a short five-year period. Replacing housing must be done with care. Many of these units are probably the only units affordable to low-income households. Strict code enforcement and subsequent demolition may result in displacing residents, leaving them nowhere to go. Additionally, the County should do all it can to ensure that rental housing that is rehabilitated remains affordably priced.

One way to establish a housing rehabilitation program is through the State Community Development Block Grant (CDBG) Program. Created by the Housing and Community Development Act of 1974, the CDBG program is targeted toward lower income households to improve housing and economic conditions. To ensure an efficient program, some local governments contract with other public or nonprofit agencies familiar with rehabilitation programs to administer their CDBG programs. Other state and federal programs can also assist the County in addressing substandard housing conditions.

D(2) PROGRAMS:

- 4.1 The County shall apply for state and federal assistance for housing rehabilitation to finance the rehabilitation of substandard homes in the County. If funded, the County will continue its existing housing rehabilitation program. In establishing priorities for rental housing rehabilitation, the County will implement the federal preference for households residing in substandard housing for Section 8 Rental Assistance Program.

Rental housing units assisted by the County will include restrictive covenants to ensure that they remain affordable (as defined by the California Department of Housing and Community Development) to the prospective or existing tenants for a term that is either: a) the initial term of the rehabilitation loan or, b) five years, whichever is longer.

Responsible Agency:	Mariposa County HCDA
Time Frame:	Every two years
Funding:	CDBG, HOME, USDA Rural Housing Services Housing Preservation Grant Program.

- 4.2 The County will update its 2003 Housing Condition Survey to estimate the current rehabilitation and replacement need in the next Housing Element update.

Responsible Agency: Mariposa County HCDA
Time Frame: 2008
Funding: CDBG planning grant

- 4.3 The County will continue to encourage voluntary code compliance by providing guidance and technical assistance to residents who wish to make their own repairs.

Responsible Agency: Board of Supervisors and Building Inspection Department
Time Frame: 2004 - 2009
Funding: General Fund

- 4.4 The County will continue to enforce the Housing, Electrical, Fire Prevention Codes and the Health and Safety Regulations.

Responsible Agency: Building Department and Fire Department
Time Frame: 2004 - 2009
Funding: inspection and plan checking fees

- 4.5 Collaborate with the National Park Service and its concessionaires to obtain long-term ground lease status enabling homeowner loans for remodeling, rehabilitation, or replacement for areas of housing within Old El Portal.

Responsible Agency: Board of Supervisors and Planning Department
Time Frame: 2004 - 2009
Funding: General Fund

E. OBJECTIVE FIVE: FULFILLING SPECIAL HOUSING NEEDS

Mariposa County shall encourage the construction or placement of sufficient housing units necessary to meet the needs of households with special housing requirements.

E(1) FINDINGS

The percentage of elderly persons in the County is higher than in the State as a whole. Many elderly persons live on fixed incomes and cannot afford high housing costs. Besides income problems, senior citizen's housing should be located in areas where a wide range of governmental, medical and commercial services are available. Not only does such a setting make it more convenient for them, but it also can reduce the cost of traveling to obtain these services.

Handicapped citizens also face housing problems because most units are not constructed to make them accessible, or convenient for them to use. The County should encourage the construction of additional housing for the physically disabled. Female heads of households with children also need special attention because they often have child care expenses that re-

The first part of the paper is devoted to a review of the literature on the topic. The second part is devoted to a review of the literature on the topic.

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The thirteenth part of the paper is devoted to a review of the literature on the topic. The fourteenth part is devoted to a review of the literature on the topic.

The fifteenth part of the paper is devoted to a review of the literature on the topic. The sixteenth part is devoted to a review of the literature on the topic.

5. Conclusions

The paper concludes with a summary of the main findings and a discussion of the implications for future research.

APPENDIX

The appendix contains a list of the data sources used in the study. The first part of the appendix contains a list of the data sources used in the study. The second part of the appendix contains a list of the data sources used in the study.

The third part of the appendix contains a list of the data sources used in the study. The fourth part of the appendix contains a list of the data sources used in the study.

The fifth part of the appendix contains a list of the data sources used in the study. The sixth part of the appendix contains a list of the data sources used in the study.

duces their income and therefore their housing choices. By providing or encouraging low cost child care services, much could be done to address the housing needs of female headed households.

While the State's "special housing needs" focus on the above two categories, the County of Mariposa recognizes its greatest special housing need is for seasonal employees—a category completely ignored by State law. This issue is detailed in Section 5.13.01 on page 5-61, which discusses the housing needs for the County's largest employment sector.

E(2) PROGRAMS

- 5.1 On a yearly basis, Mariposa County HCDA shall meet with other County Departments to determine special housing needs.

Responsible Agency:	Mariposa County HCDA
Time Frame:	Conduct special housing needs assessment in 2002. Conduct annual meetings before each fiscal year.
Funding:	CDBG planning grant, administrative funds from state and federal grant programs, general fund

- 5.2 The County will encourage nonprofit, for-profit organizations, and individuals to include within their projects, housing units for special needs groups by providing assistance in accessing state and federal funds for special needs housing and supportive services and the results of the special housing needs assessment.

Responsible Agency:	Planning Department and HCDA
Time Frame:	As opportunity arises
Funding:	Child Care Facilities Finance Program, USDA Rural Housing Services (Rural Rental Housing, Community Facilities grants and loans), CDBG.

- 5.3 The County will encourage, support and assist nonprofit, for-profit organizations, and individuals to apply for funds from available State and federal programs to provide special need type housing. For programs that require a public agency applicant, the County will take the lead.

Responsible Agency:	Board of Supervisors, Planning Department and Mariposa County HCDA
Time Frame:	2004 - 2009
Funding:	USDA Rural Housing Services (Rural Rental Housing, Community Facilities grants and loans), CDBG, HOME, Tax Credit Allocation Committee (low-income housing tax credits), CDBG planning grant (to provide technical assistance in accessing state and federal funds.)

- 5.4 The County will encourage the construction of housing for senior citizens near areas where a full range of governmental, commercial and medical facilities exist.

Responsible Agency:	Planning Department and Mariposa County HCDA
Time Frame:	2004 - 2009
Funding:	General Fund

The first of these is the fact that the study is a descriptive one. It is not a study of the relationship between variables, but a study of the relationship between variables and a specific outcome.

The second of these is the fact that the study is a cross-sectional one. It is not a study of the relationship between variables over time, but a study of the relationship between variables at a single point in time.

2.1. Introduction

The purpose of this study is to examine the relationship between variables and a specific outcome.

The study is a descriptive one. It is not a study of the relationship between variables, but a study of the relationship between variables and a specific outcome.

The study is a cross-sectional one. It is not a study of the relationship between variables over time, but a study of the relationship between variables at a single point in time.

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The study is a descriptive one. It is not a study of the relationship between variables, but a study of the relationship between variables and a specific outcome.

- 5.5 The County shall encourage nonprofit, for-profit organizations, and individuals to provide child day care facilities in appropriate areas of the County.

Responsible Agency: Planning Department, Mariposa County HCDA
Time Frame: 2005
Funding: General Fund

- 5.6 The County shall collaborate with the National Park Service (NPS) and other agencies as a means of coordinating efforts to solve common housing problems.

Responsible Agency: County Administrative Officer, Planning Department
Time Frame: Ongoing
Funding: General Fund

F. OBJECTIVE SIX: MINIMIZING HOUSING COSTS BY REDUCING ENERGY USE

Mariposa County shall seek ways to reduce residential energy use as a means of minimizing monthly housing costs.

F(1) FINDINGS:

Mortgage payments, insurance and taxes are not the only costs of operating a home. Utilities to light and heat homes are also necessary. Utility costs are rapidly consuming a greater portion of monthly housing costs.

In Mariposa County there are hot summers and cold winters and utility rates are rising. These costs have reached a level which makes it difficult for some homeowners to meet their monthly housing obligations. While the County has little say in regulating the costs of utilities, it can take steps to make housing more energy efficient and therefore less expensive to operate.

F(2) PROGRAMS:

- 6.1 The County will offer home weatherization programs and support other agencies efforts in this area by providing information to the public and referrals on weatherization assistance programs.

Responsible Agency: Mariposa County HCDA
Time Frame: 2004 - 2009
Funding: US Health and Human Services Weatherization programs, CDBG, HOME, USDA Rural Housing Services.

- 6.2 The County shall encourage passive solar design in new residential construction to assist homeowners with reducing energy usage and costs.

Responsibility: Building Department
Time Frame: 2004-2009

Funding: Building Department through hand-outs or other materials about passive solar construction; most available from California Energy Commission.

G. OBJECTIVE SEVEN: INCREASING HOME OWNERSHIP OPPORTUNITIES

The County shall make efforts to increase home ownership opportunities by encouraging economic development.

G(1) FINDINGS:

In a rural setting such as Mariposa County, home ownership can be affordable with the appropriate regulatory and financial incentives. In addition, the lack of a wide range of lending institutions limits first-time homebuyers mortgage funds. In Mariposa County, renting a home of adequate size and quality for many families is as expensive as a mortgage for owning a home, and so they are also subject to overpaying. Creating ownership opportunities has long-term benefits for the County.

G(2) PROGRAMS:

- 7.1 The County shall continue to support economic diversification to higher wage employment to increase home ownership opportunities.

Responsible Agency: Mariposa County HCDA, Mariposa County EDC
Time Frame: Update General Plan to be completed in 2002. Implementation 2004 - 2009.
Funding: Transient occupancy tax, USDA Rural Community Development, USDA Rural Housing Services (community facilities programs), CDBG, U. S. EDA

- 7.2 The County shall seek funding from state and federal sources to provide funding for first-time homebuyer assistance.

Responsible Agency: Board of Supervisors and Mariposa County HCDA
Timeframe: Submit state and federal funding requests every other year, 2004 - 2009
Funding: Mortgage Revenue Bonds or Credit Certificates, HOME, USDA Rural Housing Loan programs, Cal-Home Program, and California Gold.

H. OBJECTIVE EIGHT: FACILITATE EMERGENCY HOUSING

The County shall facilitate emergency shelter to persons in need of housing on a short term, emergency basis.

H(1) FINDINGS:

For a variety of reasons, individuals and families may have a need for emergency, short-term housing. In providing emergency housing, the County does not have to operate or staff a specific facility but can make whatever

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G. Company's Income Tax Return

Overview

The Group has not filed an income tax return for the year ended 31 December 2013.

G1) Balance

In a recent meeting of the Board of Directors, the Group has decided to set aside a sum of money to cover the income tax liability for the year ended 31 December 2013. The Group has not filed an income tax return for the year ended 31 December 2013. The Group has not filed an income tax return for the year ended 31 December 2013. The Group has not filed an income tax return for the year ended 31 December 2013.

G2) Provisions

1. The Group has decided to set aside a sum of money to cover the income tax liability for the year ended 31 December 2013.

2. The Group has decided to set aside a sum of money to cover the income tax liability for the year ended 31 December 2013.

3. The Group has decided to set aside a sum of money to cover the income tax liability for the year ended 31 December 2013.

4. The Group has decided to set aside a sum of money to cover the income tax liability for the year ended 31 December 2013.

H. Company's Income Tax Return

The Group has not filed an income tax return for the year ended 31 December 2013.

H1) Balance

The Group has not filed an income tax return for the year ended 31 December 2013.

...

arrangements it feels are necessary to provide shelter on a case-by-case basis.

H(2) PROGRAMS:

- 8.1 The County shall continue to apply for emergency housing funds available from the Department of Housing and Community Development.

Responsible Agency:	HCDA
Time Frame:	Apply for funding every other year.
Funding:	Emergency Housing Assistance Program, USDA Rural Housing Services (community facilities program)

- 8.2 The County shall continue to permit emergency shelters and transitional housing in multifamily residential and commercial zones.

Responsible Agency:	Planning Department
Time Frame:	2004 - 2009
Funding:	Permit Fees, General Fund

I. OBJECTIVE NINE: ELIMINATING HOUSING DISCRIMINATION

The County shall not allow discrimination to interfere with the attainment of its housing goals and objectives.

I(1) FINDINGS:

Discrimination compounds the problems of individuals and families of low income and those with special housing needs. Discrimination in housing is illegal and state and federal laws prohibit it. The County should play a role in preventing discrimination by referring persons with discrimination complaints to the State and federal agencies that are established to deal with such issues.

I(2) PROGRAMS:

- 9.1 The County will direct persons with complaints of housing discrimination to the appropriate state and federal agencies that handle such complaints. The County will maintain information on fair housing laws and the process for filing discrimination complaints. The information is posted in the library and its branches, all County offices. The law requires posting in real estate and property management firms. The County identifies its support of equal opportunity on all application forms associated with housing and employment, as well as housing-related advertising in print media. There are no local broadcast media, so media information from other jurisdictions is occasionally available from television and radio that promotes inquiries when there are problems with potential discrimination in the County.

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Responsible Agency: HCDA
Time Frame: 2004 - 2009
Funding: CDBG, General Fund

5.12 QUANTIFIED OBJECTIVES

State law requires the Housing Element to include quantified objectives by income level that, at a minimum, address development, (new construction) conservation (housing rehabilitation), and preservation (of at-risk rental units). The County's quantified objectives for the period 2003 through 2008 are listed below.

Table 5-11: Quantified Objectives

	Very Low	Low	Moderate	Above Moderate
New Construction	100	200	324	648
Rehabilitation	30	20	---	---
At-Risk Units	^a	^a	---	---
Conservation	^b	^b	---	---

^aThere are no at-risk units to preserve between 2004 and 2013. The County will continue to monitor the status of subsidized rental units during the period covered by this Housing Element.

^bWhen funds are available through grants, the County offers an "on demand" program to provide for replacement of substandard, unsafe, or uninhabitable mobile homes for very low and low income households. Quantification is not possible because the availability of funds are not known at this time.

5.13 HOUSING ISSUES UNIQUE TO THE COUNTY OF MARIPOSA

5.13.01 SEASONAL EMPLOYEE HOUSING

The largest employers in the County are the National Park Service, Yosemite Concession Services, and the tourism industry as a collective employer. The biggest influx of employee housing needs are for seasonal employees during the peak summer months. The California Department of Forestry and Fire Protection, US Forest Service, and the School District also have large numbers of seasonal employees. The direction of the Plan is to extend the peak season through improvements to shoulder season visitor counts. This will provide opportunities to extend seasonal employees to three-quarter year or even full year employee status. Once someone is working in an area for nine months or more, this person begins to connect with the local community as a full time resident.

The Park housing situation results in both impacts on Mariposa County's private housing stock, and the ability of the Park Service and Concessionaire to hire and house employees. The Yosemite National Park General Management Plan incorporates programs to relocate some housing out of

2.1.2 Quantitative Objectives

The first objective of the study is to determine the current status of the environment in the study area. This is done by collecting and analyzing data on various environmental parameters such as air quality, water quality, and land use. The second objective is to identify the major sources of pollution in the study area. This is done by conducting a detailed survey of the area and identifying the various activities that are likely to be causing pollution.

Table 1: Environmental Parameters and their Sources			
Parameter	Source	Impact	Control Measure
Air Quality	Industrial Activities	Respiratory Problems	Strict Enforcement of Emission Standards
Water Quality	Domestic Wastewater	Waterborne Diseases	Proper Sewage Treatment
Land Use	Deforestation	Loss of Biodiversity	Reforestation Programs
Soil Quality	Overuse of Fertilizers	Soil Degradation	Organic Fertilizers

The third objective is to develop a comprehensive environmental management plan for the study area. This plan should take into account all the identified sources of pollution and the various environmental parameters. The fourth objective is to implement the plan and monitor its effectiveness. This is done by conducting regular audits and making necessary adjustments to the plan.

2.1.3 HOUSING ISSUES LINKAGE TO THE COUNTRY OF MALAYSIA

2.1.3.1 Seasonal Employment Migration

The first objective of the study is to determine the current status of the housing market in the study area. This is done by collecting and analyzing data on various housing parameters such as the number of housing units, the type of housing, and the cost of housing. The second objective is to identify the major sources of housing problems in the study area. This is done by conducting a detailed survey of the area and identifying the various activities that are likely to be causing housing problems. The third objective is to develop a comprehensive housing management plan for the study area. This plan should take into account all the identified sources of housing problems and the various housing parameters. The fourth objective is to implement the plan and monitor its effectiveness. This is done by conducting regular audits and making necessary adjustments to the plan.

The fifth objective is to develop a comprehensive housing management plan for the study area. This plan should take into account all the identified sources of housing problems and the various housing parameters. The sixth objective is to implement the plan and monitor its effectiveness. This is done by conducting regular audits and making necessary adjustments to the plan.

The seventh objective is to develop a comprehensive housing management plan for the study area. This plan should take into account all the identified sources of housing problems and the various housing parameters. The eighth objective is to implement the plan and monitor its effectiveness. This is done by conducting regular audits and making necessary adjustments to the plan.

Yosemite Valley. Collaborative planning by the Park Service and the County as well as independent action by the County are necessary in order to resolve the seasonal housing issues.

There is a need to create seasonal housing, but to create it as a place where people can live, recreate, relax, and enjoy their non-working hours. Housing for seasonal workers should include adequate infrastructure, and when possible, access to community services. Siting employee housing such that residents must travel long distances or travel times to these basic facilities results in significant traffic and transportation issues— not only to work, but also to shop, play, and recreate.

5.13.02 HOUSING AND UNIVERSITY OF CALIFORNIA/MERCED

The University of California is developing a new campus at Merced. University of California/Merced opens in September 2005 and adds students at a rate reaching 10,000 full time equivalent (FTE) students in 2014 and a peak enrollment of 20,000 FTE in 2024. The General Plan lifecycle leads UC/Merced growth by a few years allowing the County to pre-plan for the University's impacts.

The Environmental Impact Report for the Long Range Campus Development Plan purports no housing impacts will occur in Mariposa County. The County is on record finding this assertion to be unrealistic. As the campus initiated its development efforts, many of the University's initial employees acquired housing in Mariposa County. The General Plan is prepared for household growth equal to as much as five percent of the faculty, staff, and spin-off employment numbers.

The County is on record requesting a linkage to the campus via Highways 140 and 132, as well as interconnecting on J-16, J-59, Merced Falls Road, and La Paloma Road. The campus' Yosemite Lake site is less than ten miles from the County line via La Paloma Road.



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